

22 Willow Court Cross Douglas Road, Douglas, Cork City

BER D1



ERA Downey McCarthy are delighted to present to the market this most stylish three bedroom townhouse, situated in the much sought after residential location of Willow Court on the renowned Cross Douglas Road. This property comes to the market presented in immaculate, turnkey condition.



AMV: €295,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 1.71m x 1.91m
- Living Room 5.42m x 4.26m

A bright hallway that has attractive neutral décor, laminate timber flooring, one centre light fitting and a door allows access into the living room.

A bright spacious room that has been tastefully decorated with one large window overlooking the front of the property flooding the area with extensive natural light. The room has impressive laminate timber flooring, solid fuel stove, one large radiator, one centre light fitting, two wall mounted light fittings, numerous power points and one television point. A door allows access into the kitchen/dining.



- Kitchen/Dining Room 2.68m x 5.26m

A superb modern kitchen comes with fitted units at eye and floor level throughout, set in an U shape with extensive worktop counter space and tiled splash back. The kitchen includes an integrated oven/hob/extractor fan, stainless steel sink, fridge/freezer and washing machine. The room has laminate timber flooring throughout, access to a large storage area under the stairs, two light fittings, one large radiator, numerous power points, one window to the rear of the property and a sliding glass door allows access out to the rear garden.



- Stairs and landing 2.57m x 1.86m

The stairs and landing is fully carpeted throughout. The landing has one centre light fitting, neutral décor and access to the attic is gained from this area.

- Bedroom 1 3.63m x 3.3m

This spacious double bedroom has one window to the rear of the property including curtain rail and curtains. The room has impressive neutral décor, built in units from floor to ceiling, one centre light fitting, one large radiator, carpet flooring, numerous power points and one tv point.



- Bedroom 2 4.2m x 2.94m

This double bedroom has one window to the front of the property including curtain rail and curtains. The room has carpet flooring, one radiator, one centre light fitting and numerous power points.



- Bedroom 3 2.91m x 2.26m
- Bathroom 2.5m x 1.84m

A spacious single room with one window overlooking the front of the property including curtain rail and curtains. Features include carpet flooring, one radiator, built in units for storage, one centre light fitting and built-in units for storage.

The main bathroom has a two piece suite with an enclosed shower cubicle incorporating a Triton electric shower. The room has one has one frosted window to the rear of the property, tiled flooring, fully tiled walls, one radiator, one built-in vanity unit and one centre light fitting. Access to the hot press is gained from the bathroom and this press is shelved for storage.

Features

- 80.75 Sq. M / 869 Sq. Ft
- Built in the 1980's
- Stylish modern décor
- Private rear garden
- Double glazed windows
- Much sought after location
- Ideal First time buy/Investment
- Natural Gas Central Heating

Directions

Please see Eircode T12 R2V9 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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