

28 Calderwood Drive, Donnybrook, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb three bedroom semi-detached property benefiting from its position on a large corner site with obvious future development potential subject to planning permission, a sunny South West facing rear aspect and fronting onto a large green. The property is located within a mature sought after residential development with Douglas Village being within an easy walking distance via the newly constructed Ballybrack Woods amenity walkway.



AMV: €345,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Large corner site with development potential subject to FPP
- Sunny south west facing rear aspect
- Approx. 93 Sq. M. / 1,000 Sq. Ft.
- BER D1 with the potential to upgrade to an A2 rating
- Built approx. 1978
- Three spacious bedrooms
- New carpet flooring fitted throughout
- Overlooking a large green area
- Oil fired central heating
- Double glazed windows
- Mature sought after residential development
- Close proximity to Douglas Village via Ballybrack Woods amenity walkway
- Positioned on the 207 bus route to Cork city centre

| PORCH

An aluminium door with glass panelling allows access to a porch area which has tile flooring, timber panelled ceiling and one wall-mounted light piece. A timber door with centre glass panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

5.15m x 1.75m (16'8" x 5'7")

The bright and welcoming reception hallway is well-presented throughout with attractive walnut timber flooring. There is one window to the front of the property which floods the area with natural light, one centre light piece, neutral décor, two radiators, one telephone point and extensive under stair storage.



| LIVING ROOM

3.9m x 4.2m (12'7" x 13'7")

A spacious living area has a large window overlooking the front of the property. The room has attractive décor with covings around the ceiling and centre light piece. There is new carpet flooring, a solid fuel stove, one large radiator, six power points, two television points and a door from the room allows access to the kitchen/dining area.



| KITCHEN/DINING

3.4m x 6.12m (11'1" x 20'0")

Accessed from the main hallway or living room, the light filled open plan kitchen/dining area features two large windows to the rear of the property and a PVC door with glass panelling allowing access to same. There are twelve power points throughout this room.

The kitchen features impressive modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback, a stainless steel sink, integrated oven/hob/extractor fan, plumbing for a dishwasher and space for a washing machine. The room has tile flooring, one centre light piece.

The dining area features laminate timber flooring, one radiator, an open fireplace and one centre light piece.



| STAIRS AND LANDING

2.6m x 1.8m (8'5" x 5'9")

The stairs and landing have carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light piece, attractive neutral décor and a Stira staircase allows access to the attic. There is a hot press which is shelved for storage.



| BEDROOM 1

3.85m x 4.2m (12'6" x 13'7")

A spacious double bedroom has one window to the front of the property, offering superb views over the surrounding Douglas area. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one large radiator, neutral décor and two power points.



| BEDROOM 2

2.93m x 4.2m (9'6" x 13'7")

A spacious double bedroom has one window to the rear of the property, including a roller blind. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator, neutral décor and one power point.



| **BEDROOM 3**

2.85m x 2.5m (9'3" x 8'2")

A large single room has one window to the front of the property with carpet flooring, one centre light piece, one large radiator, neutral décor and two power points.



| **BATHROOM**

1.8m x 2.3m (5'9" x 7'5")

The bathroom features a four piece suite including a Mira Elite 2 electric shower fitted over the bath. The room has floor and wall tiling, one window to the rear, one centre light piece, one wall-mounted light piece and one radiator.

| GARDEN AND EXTERIOR

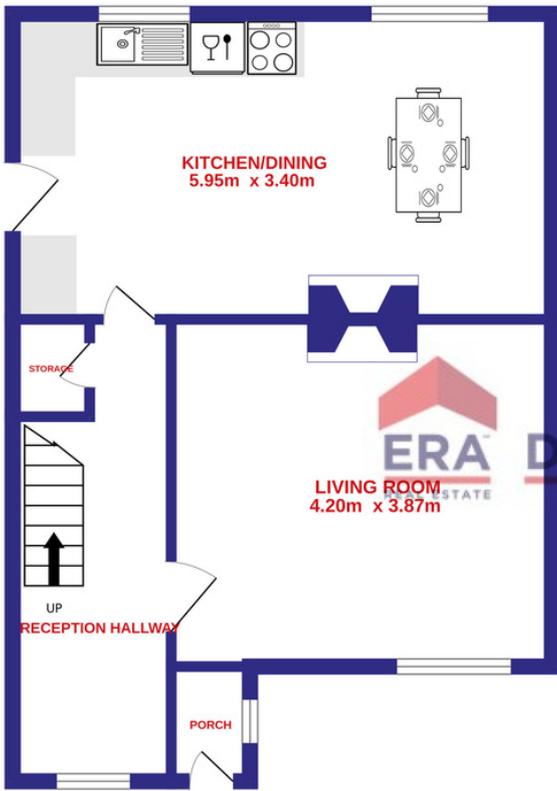


The front of the property offers a cobble lock driveway to facilitate off street parking for 2-3 cars. There is a garden which is laid to lawn and a secure gate allowing access to the rear garden.

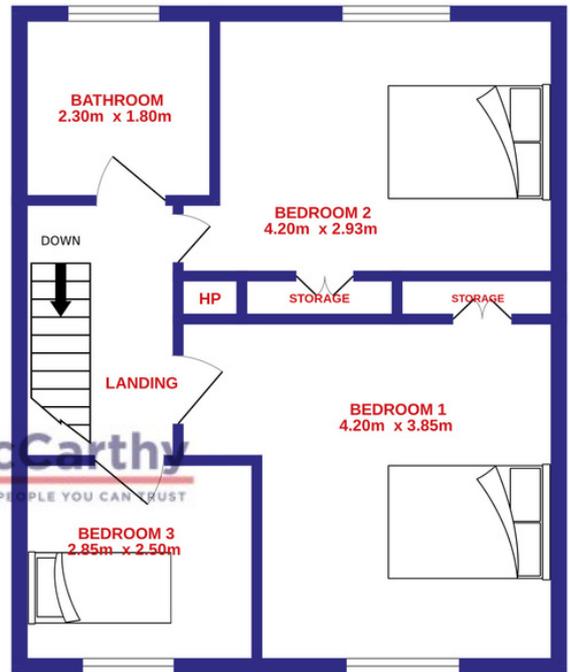
The rear of the property boasts a superb rear garden with sunny South West facing aspect. If required, the property offer ample space to construct a substantial two storey extension to the side of the property subject to obtaining full planning permission. The garden is fully laid to lawn and fully enclosed.

FLOOR PLAN

GROUND FLOOR



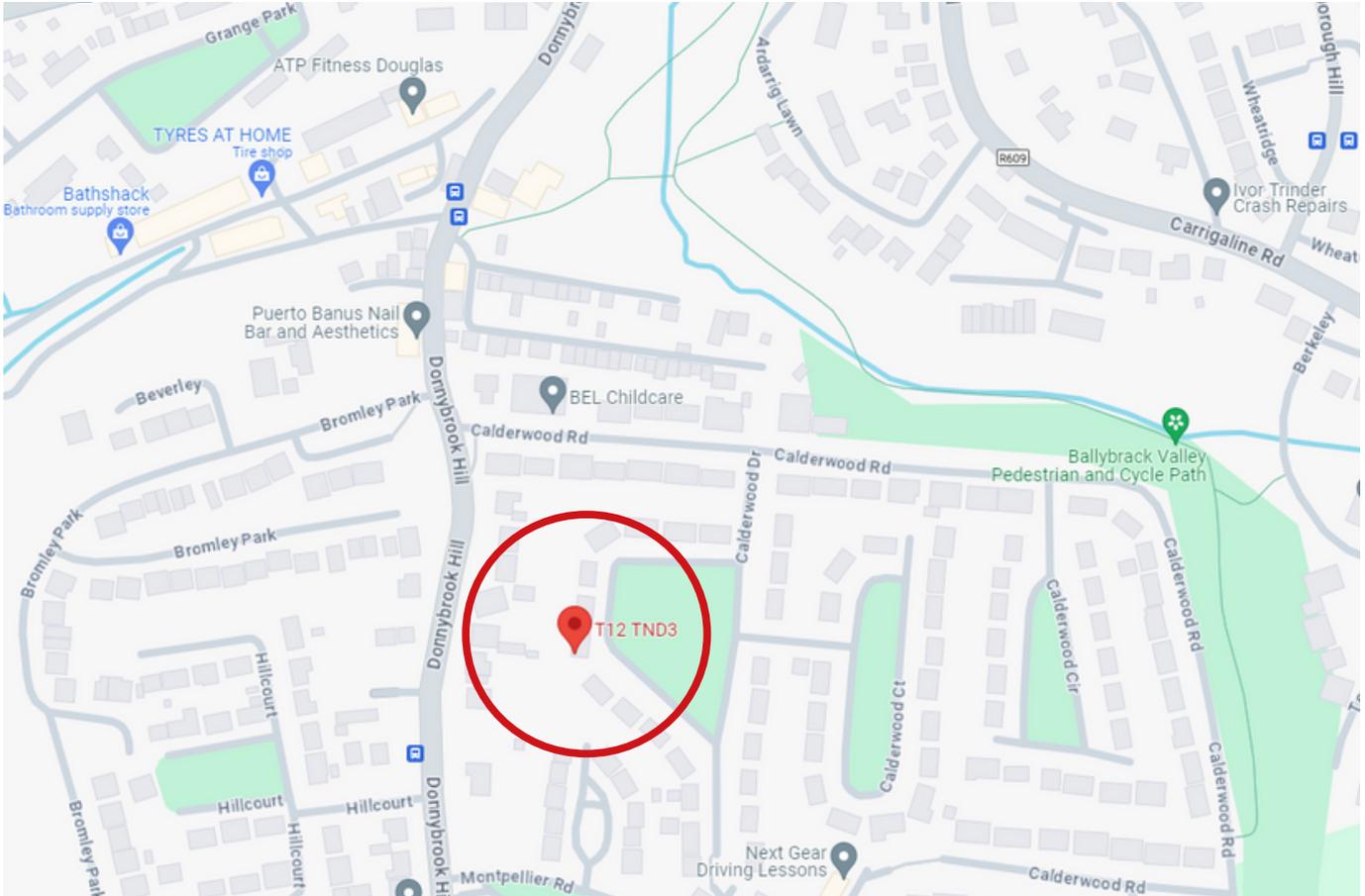
1ST FLOOR



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THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T12 TND3 for directions.



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