BEAUTIFULLY PRESENTED 2 BED GROUND FLOOR APARTMENT

22 Welwyn Road, Maryborough Woods, Douglas, T12 RH97

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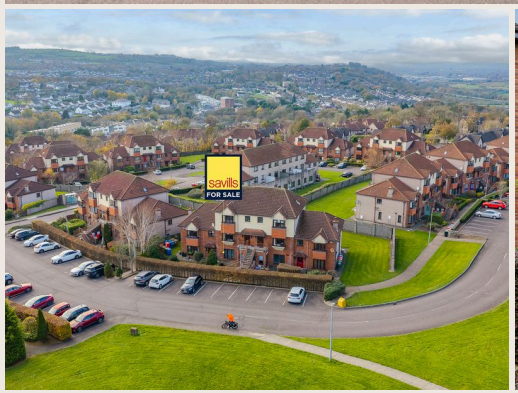


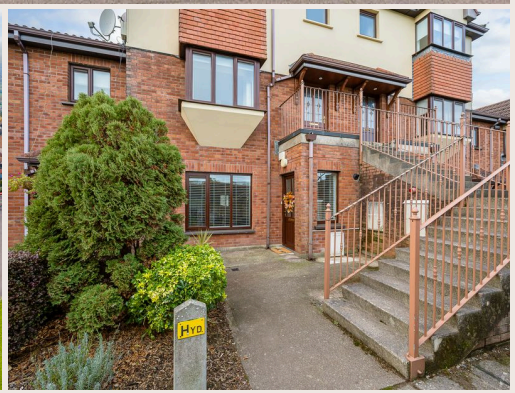












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About this property

Savills is delighted to introduce 22 Welwyn Road, a beautifully presented two-bedroom apartment offered in immaculate decorative order. Upon entering the property, you are greeted by a welcoming porch which leads into a generous open-plan dining and living space, complemented by a cleverly screened-off kitchen. The interior is thoughtfully designed, offering a seamless flow and an abundance of space throughout.

Continuing down the hallway, you will pass the main bathroom which has been fully renovated recently, before arriving at two spacious double bedrooms, both of which overlook peaceful green space to the rear. The master bedroom benefits from its own en suite concealed neatly behind a wardrobe door, adding an extra level of comfort and convenience.

Externally, the property is low maintenance, featuring some tasteful planting to the front. Located in Maryborough Woods, a highly sought-after residential development, residents enjoy access to extensive communal green areas throughout the park. The area is superbly connected, with a bus stop situated within the development itself and the heart of Douglas village just a short walk away. Douglas Golf Club is also nearby, making leisure easily accessible.

As one of Cork City's most popular residential addresses, the location offers proximity to a full range of amenities including shops, supermarkets, schools, sports clubs, and a variety of local businesses. This property is well suited to a range of buyers, including first-time buyers eager to step onto the property ladder, investors who will appreciate the absence of a current rental cap, and those looking to trade down to a more manageable home while still enjoying the comfort and convenience of local living.

Call and arrange your private viewing with Savills today

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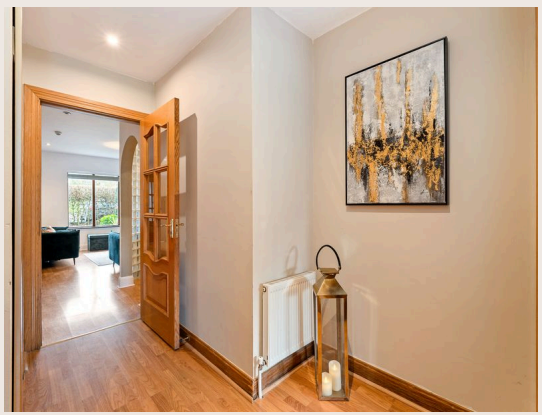
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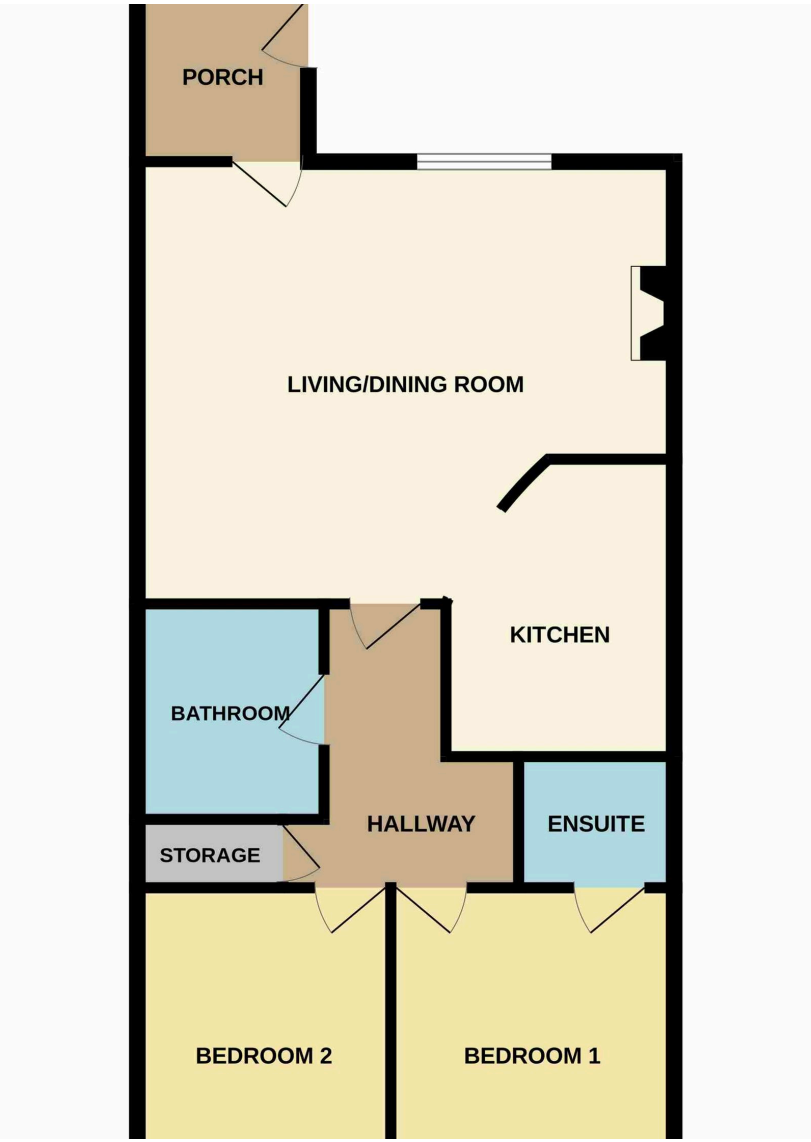
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Plans

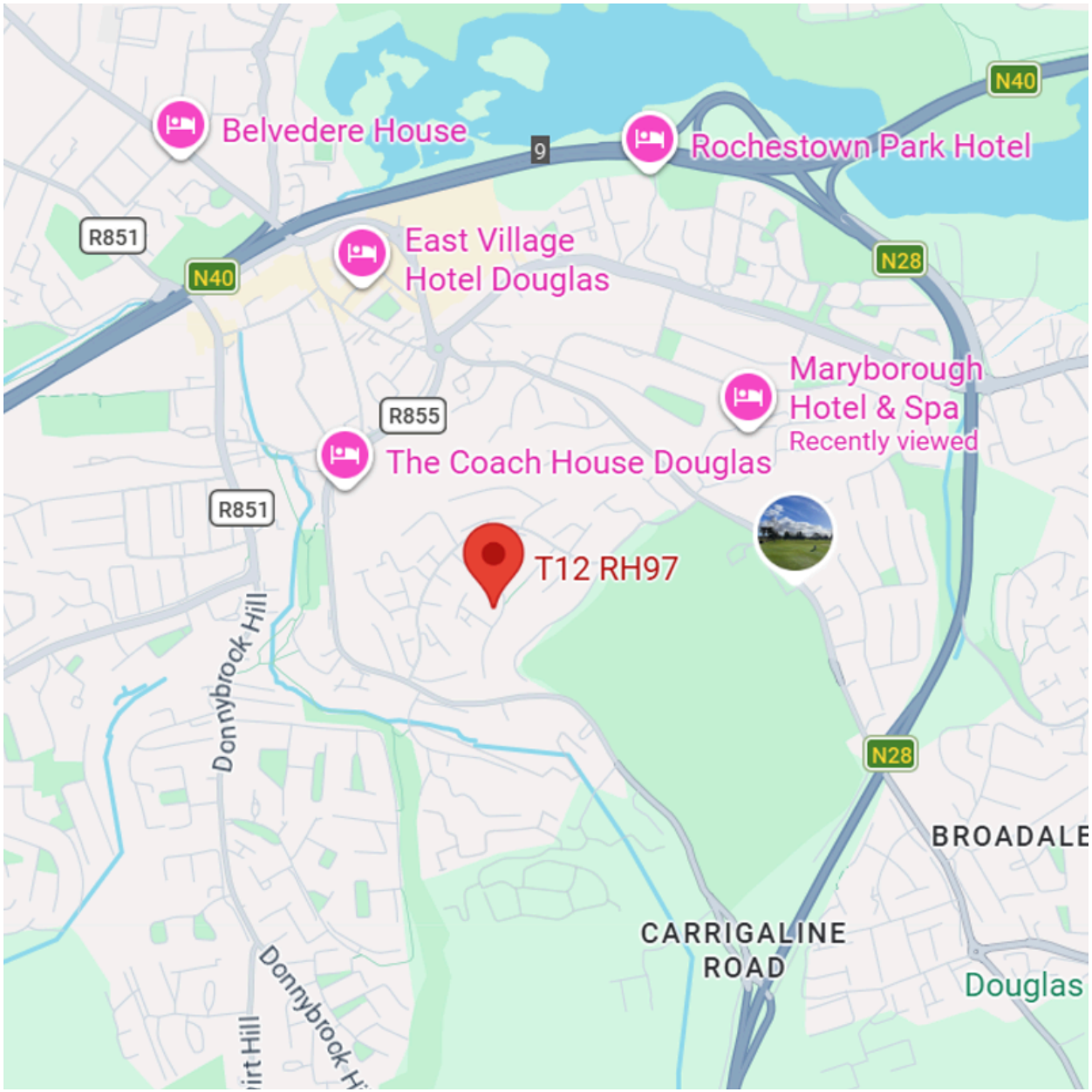
Approx. 72 sq m / 775 sq ft



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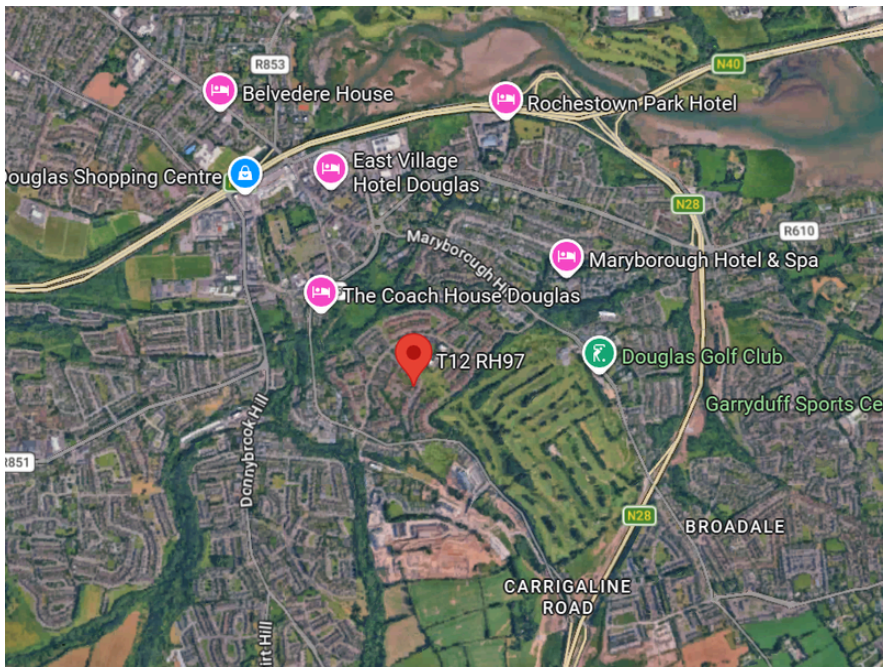
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Local Area

Cork City - 5.5km
Bus stop (216) - 200m
Douglas Village - 2km
Douglas Golf Course - 1km
Maryborough Hotel - 1km
Blackrock - 6km
Rochestown - 4km
Carrigaline - 8km
Ringaskiddy - 10km

* All distances are approximate



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Property Details

Key Features

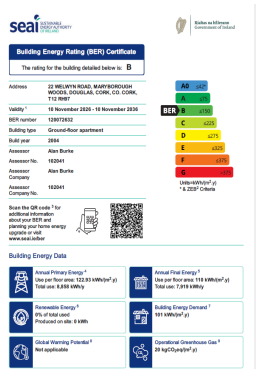
Beautifully presented 2 bedroom apartment
Fully renovated bathroom
Energy efficient BER B
Ample parking available
Very convenient location
Minutes walk from 216 bus stop
Approx. 72 sq m / 775 sq ft
Walking distance to Douglas Village

Services & Additional Information

All Mains Services
Gas Fired Central Heating

BER

BER Rating = B


seai

Building Energy Rating (BER) Certificate

The rating for the building detailed below is: B

Address: 22 WELWYN ROAD, MARYBOROUGH WOODS, DOUGLAS, CORK, CO. CORK, T12 RH97

Validity: 16 November 2020 - 15 November 2030

BER number: 120072832

Building type: Ground-floor apartment

Build year: 2004

Assessor: Alan Burke

Assessor No.: 102041

Assessor Company: Alan Burke

Assessor Company No.: 102041

Scan the QR code for additional information about your BER and planning your home energy upgrade or visit www.seai.ie/ber

BER

A0 ≤40
A ≤...
B ≤150
C ≤225
D ≤275
E ≤340
F ≤450
G >450

kWh/m²/yr

Building Energy Data

Annual Primary Energy: Use per floor area: 122.93 kWh/(m²·yr) Total use: 8,850 kWh/y

Annual Final Energy: Use per floor area: 115 kWh/(m²·yr) Total use: 7,319 kWh/y

Renewable Energy: 0% of total used Produced on site: 0 kWh

Building Energy Demand: 101 kWh/(m²·yr)

Global Warming Potential: Not applicable

Conventional Greenhouse Gas: 25 kgCO₂eq/(m²·yr)

Local Authority

Cork City Council

Tenure

Freehold

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Enquire



David Donovan
Cork
+353 86 830 2891
david.donovan@savills.ie

More Information

View on website

View Digital Brochure

Property Search

Viewing strictly by appointment

Property Ref: CKK260683

Cork
Penrose House, Penrose Dock, T23 V38E
+353 (0) 21 427 1371

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