

For Sale by Private Treaty**3 Douglas Close, Douglas, Cork T12 RFX7**

A wonderful opportunity to acquire a substantial but low maintenance home in the heart of Douglas Village.

Douglas Close is a gated development of just 17 townhouses within walking distance of every amenity Douglas has to offer as well as being easily accessible to the south link road networks.

No.3 comprises a pleasant layout with a ground and first floor reception room, three spacious bedrooms a kitchen cum dining area, utility and storeroom.

The property is in good condition throughout and enjoys a south facing rear aspect.

Townhouse
3 BED—2 BATH
139sqm (1,498sqft)



Agent: Suzanne Tyrrell
Phone: 086 607 9200

Viewings Strictly By Appointment

ACCOMMODATION:

Ground Floor

Entrance Hall (under stair storage)

Guest WC With tiling.

Open plan Kitchen, Dining and Family Room:

Kitchen /Dining area **5.4m x 3.6m**

With solid pine floor and eye level units. Gas Range.

Living Room **4.0m x 3.88m**

With steps down from dining area with gas fire fitted. Feature tall ceiling. Door to rear garden/yard area.

Utility Room **5.0m x 1.63m**

With ample floor and eye level storage units. Dishwasher, Washing machine and dryer.

Open through to Store room with back door to rear garden.

First Floor

Lounge Room **5.7m x 4.3m**

Double doors from landing to large room with open fire.

Master Bedroom **5.1m x 2.8m**

Double Room with fitted wardrobes.

En-Suite With bath, shower over, wc and whb.

Second Floor

Bedroom 2 **5.2m x 3.7m**

Double room with fitted wardrobe.

Bedroom 3 **3.8m x 2.6m**

Large single room.

Shower Room

With shower, wc and wash hand basin, tiled floor to ceiling.

Features

- Gas fired central heating.
- Electronic vehicular and pedestrian gates.
- Ample residents parking available.
- Management Company in place for the up keep of the external common areas.
- South Facing aspect to the rear



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