

For Sale by Private Treaty

**29 Limetrees Road, Maryborough, Douglas, Cork T12 F9TN**



A superb 4 Bed semi-detached home in this great location just minutes walk to Douglas Village with all its services, schools, shopping centres, restaurants, bus service etc.

The house has been superbly well maintained by its present owners and is in walk-in condition. Extended c.1980, there is still ample room in the south facing rear garden for further development if required.

This is without a doubt one of the best 4 Bed semi-detached homes to come on the market in the Douglas area.

Viewing comes highly recommended.

**Viewings Strictly By Appointment**

**SEMI-DETACHED HOUSE  
4 BED - 1 BATH  
148 sqm (1,592 sqft)**

**BER D1**

**Agent: Malcolm Tyrrell  
Phone: 087 255 4116**



## Accommodation

### Ground Floor

#### Entrance Porch

Quarry tile floor.

#### Entrance Hall

Polished hardwood floor, cloak space under the stairs.

#### Dining Room 3.60m x 4.30m

Original tiled fireplace, gas fire fitted. Corniced ceiling.

#### Living Room 6.60m x 3.30m

Fireplace with mahogany surround, gas fire fitted. Corniced ceiling.

#### Open Plan Kitchen/Diner 5.30m x 4.20m

Ceramic tiled floor. Fully fitted eye & ground level units with extensive storage & larder area. Integrated appliances including gas hob, electric double oven, fridge freezer, dishwasher. Two doors out to side and rear of house.

### First Floor

#### Bedroom 1 3.60m x 3.50m

Full wall of wardrobes with overhead storage.

#### Bedroom 2 3.60m x 2.9m

Double fitted wardrobes and overhead storage.

#### Bedroom 3 3.90m x 3.60m

Fitted wardrobe (over the stairs).

#### Bedroom 4 2.70m x 2.50m

Fitted Wardrobe.

#### Bathroom 2.00m x 1.70m

Large walk in shower (electric), wash hand basin, wc, fully tiled floors and walls.

#### Hot Press on Landing

#### Pull down Stira to attic area

### Outside

#### Garage 6.60m x 2.70m

Up & over door. Plumbed for automatic machines.

### Features

- \* Garden front & rear. Rear garden is south facing
- \* PVC double glazed windows
- \* Gas central heating

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