

37 Maryborough Court, Maryborough Hill, Douglas, Cork



Angela Jordan of ERA Downey McCarthy Auctioneers is delighted to offer to the market this spacious three/four bedroom, detached property situated within a sought after and mature development close to Douglas village. The property has been beautifully finished throughout and boasts a host of modern finishes and attractive décor. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, guest w.c, living room, bedroom 4/lounge, kitchen/dining area, family room and utility room on the ground floor. Upstairs the property offers three additional large double bedrooms, large hot press, an en suite bathroom and the main family bathroom.

AMV: €550,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 143.15 Sq. M. / 1.541 Sq. Ft.
- Built in 1991
- BER D1
- Gas fired central heating
- Double glazed teal windows
- Three/four spacious double bedrooms
- Extensive living accommodation
- Attic insulated and floored
- Outer walls pumped with insulation
- Large rear garden and patio area
- Detached block built shed
- Situated within a quiet cul-de-sac
- Ideal location in a sought after residential area within walking distance to Douglas Village
- On the 216 and 220 bus route

| RECEPTION HALLWAY

6.15m x 1.78m (20'1" x 5'8")

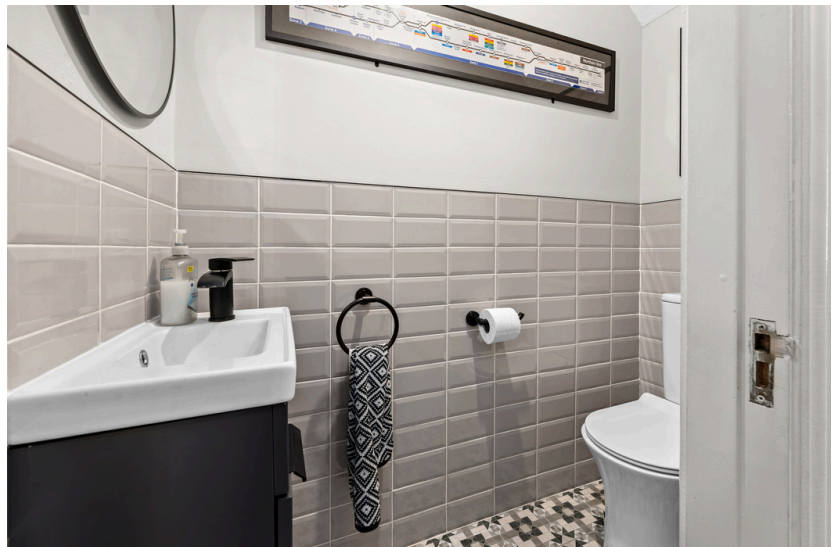
A solid wood door allows access into the welcoming reception hallway. The hallway features attractive neutral décor, tile flooring, two light pieces, a dado rail, under stair storage with automatic lighting, one radiator and two power points. A door allows access to the guest w.c.



| GUEST W.C

1.82m x 1.02m (5'9" x 3'3")

The recently renovated guest w.c features a two piece suite, attractive décor, modern floor and wall tiling, and one centre light piece.



| LIVING ROOM

4.7m x 3.62m (15'4" x 11'8")

This is a superbly presented room which has one window to the front of the property, high quality semi-solid timber flooring, a feature marble fireplace with gas insert, attractive décor, power points and one radiator.



| BEDROOM 4/LOUNGE

4.56m x 2.39m (14'9" x 7'8")

This versatile room has one window to the front of the property, attractive neutral décor, one radiator, laminate timber flooring, and power points.



| KITCHEN/DINING

3.49m x 4.58m (11'4" x 15'0")

The kitchen/dining area has tile flooring, a feature pendant tier light piece, and attractive décor throughout. The kitchen features modern cream gloss fitted units at eye and floor level in an L-shape with soft close doors, extensive worktop counter, and impressive bushboard splashback.



The kitchen includes an integrated oven/hob/extractor fan, integrated larder fridge, integrated lighting system, a stainless steel sink, and ample power points. Double glass doors allow access into the family room.



| FAMILY ROOM

3.98m x 3.6m (13'0" x 11'8")

Located to the rear of the property, this second living area has one window overlooking the rear patio, laminate timber flooring, one centre light piece, an attractive colour palette, a feature marble and mahogany fireplace with gas insert, one radiator, and ample power points.



| UTILITY ROOM

1.84m x 1.5m (6'0" x 4'9")

The utility room has wall and floor units for ample storage, gas boiler, and plumbing for washing machine. A door allows access to the side of the property.



| STAIRS AND LANDING

3.65m x 1.86m (11'9" x 6'1")

The mahogany staircase is fitted with herringbone carpet flooring. The landing area has carpet flooring and double doors allow access to a large hot press area.



| BEDROOM 1

4.23m x 3.06m (13'8" x 10'0")

A spacious double bedroom has one window to the rear of the property, carpet flooring, extensive built-in mahogany wardrobe units, neutral décor, one centre light piece and one radiator. A door allows access into the en suite bathroom.



| EN SUITE

2.89m x 0.85m (9'4" x 2'7")

The newly renovated en suite bathroom features a three piece suite including a shower cubicle incorporating a Mira Elite electric shower, modern floor and wall tiling flooring, neutral décor, a heated towel rail, and one frosted window to the side of the property.



| BEDROOM 2

7.64m x 2.62m (25'0" x 8'5")

This is a very large double bedroom which has carpet flooring, one window to the rear of the property, one Velux window to the front, extensive built-in storage units, access to eaves storage, two light pieces, neutral décor, two radiators, and ample power points.



| BEDROOM 3

2.64m x 5.54m (8'6" x 18'1")

Another spacious double bedroom has two windows to the front of the property, carpet flooring, neutral décor, extensive built-in wardrobes, two centre light pieces, one large radiator, and ample power points.



| BATHROOM

2.23m x 1.81m (7'3" x 5'9")

The main family bathroom features a four piece suite, including an electric shower fitted over a unique L-shaped bath. The area has attractive décor, modern floor and wall tiling, one frosted window to the rear, one radiator and one centre light piece.



| BLOCK BUILT SHED

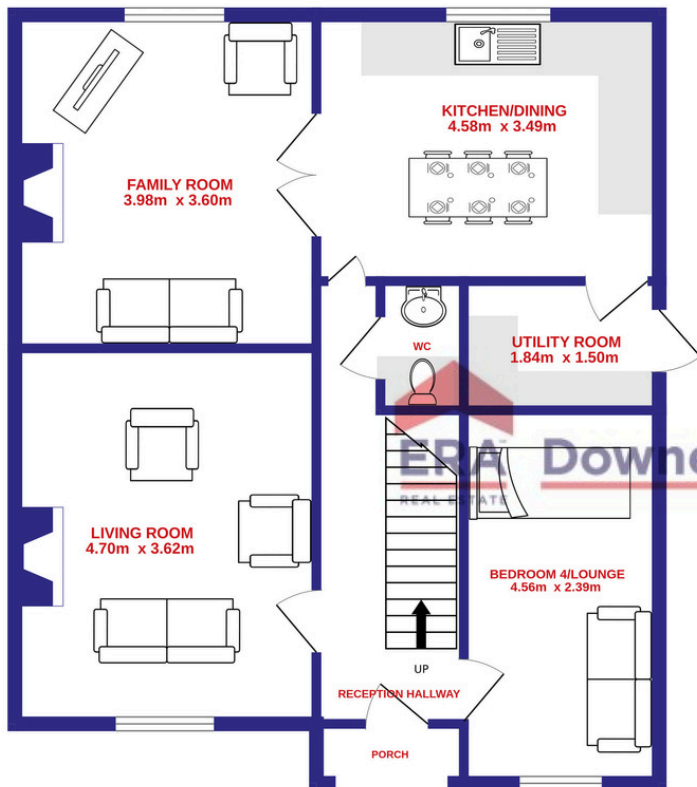
3.91m x 3.28m (12'8" x 10'7")

Located in the rear garden, this shed has a large Velux window, two interlocking Palladio doors, built-in work surface space, storage units, electricity, wall mounted electric heater, double LED fluorescent light piece, and power points.

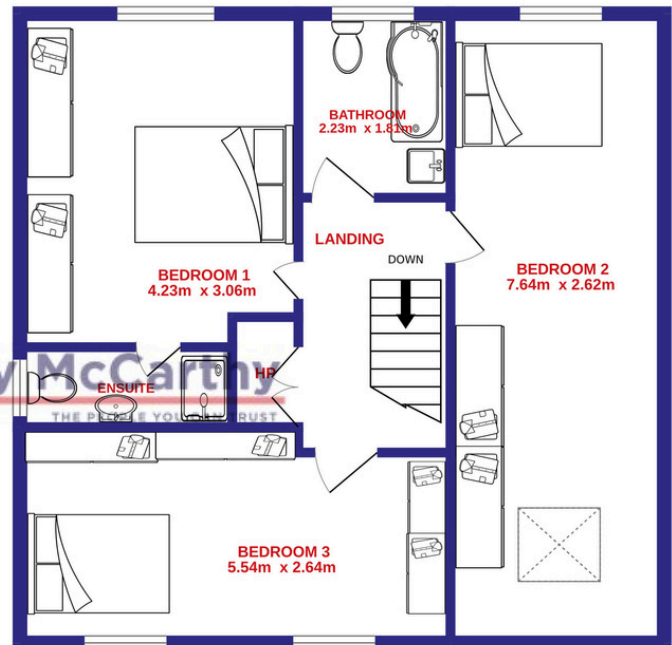


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



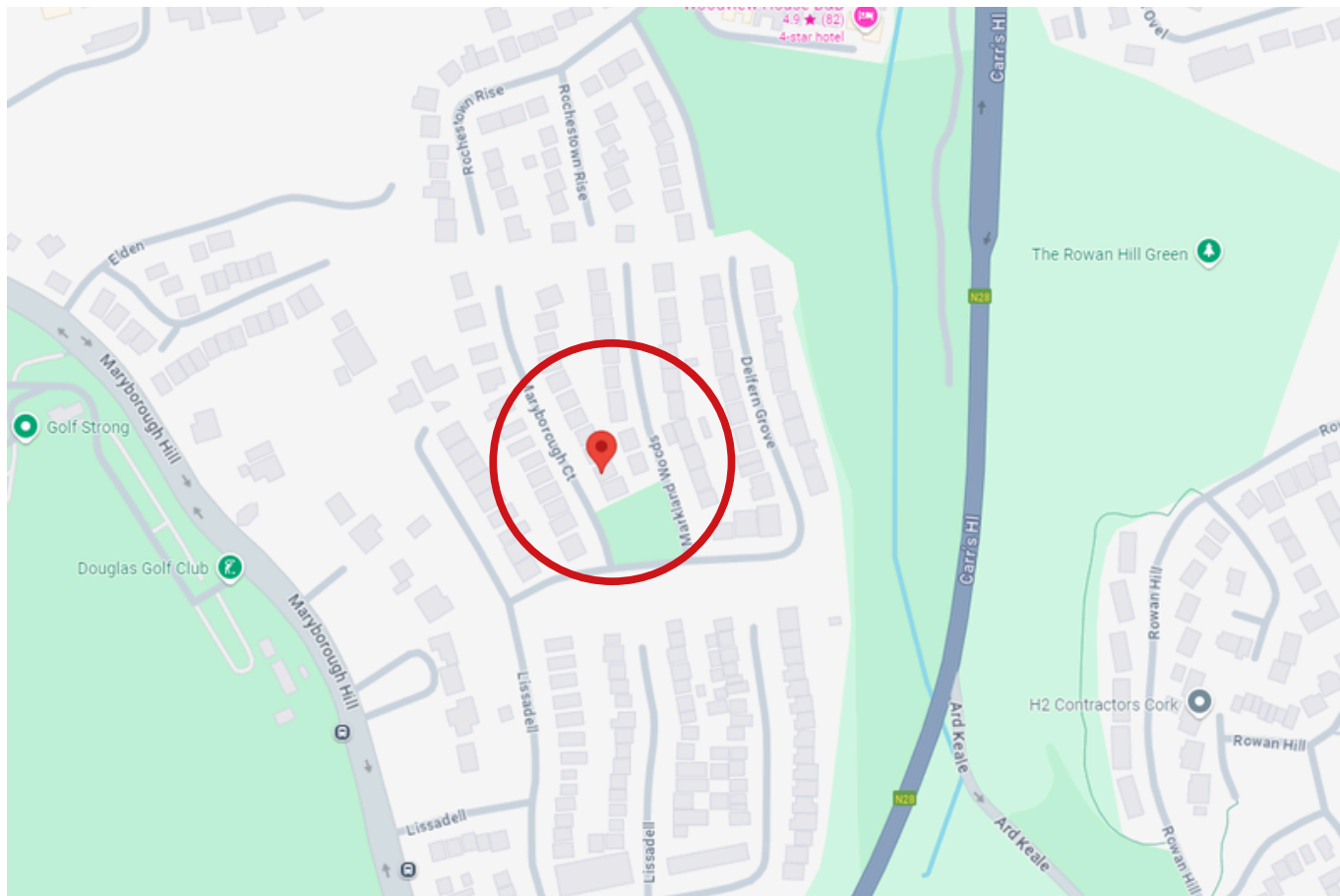
| GARDENS AND EXTERIOR



The front of the property is enclosed with brick built walls. There is a driveway to accommodate off street parking. There is a garden area which is laid to lawn. Double side gates leads to the rear of the property, this is fully enclosed and maintenance free. There is a patio area ideal for outdoor entertaining and access to a superb block built shed.

| DIRECTIONS

Please see Eircode T12 E8XE for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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