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For Sale
by Private Treaty

AMV: €745,000



**2, The Stables, Foxwarren,
Douglas, Cork T12 WDN3.**

4 bed, 4 bath, new build,
detached family home minutes
from Douglas Village but in a
rural setting.

Casey and Kingston are delighted to present **No 2, The Stables, Foxwarren, Douglas**. No 2 The Stables is a 4 bed detached family home of 2,345 sq. ft on a large site. The house is spacious and light-filled and enjoys fabulous views over the surrounding countryside. There are 4 bathrooms which have been designed by our interior designer and are fully finished. Purchasers will have the opportunity of installing their own kitchen, flooring and paint finishes.

To assist you to complete your home, the developer is providing 3 meetings with an experienced interior designer as part of the package.

The front garden, which has been designed by a landscape gardener, is finished with cobble-lock paving and has parking for at least 2 cars. There is a large rear garden which is laid out in grass.

The property is approx. 3 km from Douglas Village with all its amenities including shops, restaurants, schools etc.. It is just 2km from access to the South Link Road Network which gives onward access to Cork Airport, Cork City Centre and the Jack Lynch Tunnel. The 216 bus route runs a few minutes walk from the property.



GROUND FLOOR

Entrance Hall: **5.20 X 4.54**

Lovely spacious hall including open fireplace and under-stairs storage.

Guest WC **1.77 X 1.60**

WC and sink unit. Tiling to floor.

Open plan Kitchen/Dining/Sun Room **7.00 X 7.00 (max)**

Light filled space which has been plumbed for a centre island and fitted kitchen. Integrated ceiling lights and ample electric sockets. Beautiful fully glazed sitting area with views over open country side. There are patio doors opening onto a patio area and the rear garden.

Utility Room: **2.42 X 1.75**

Plumbed for washing machine, dryer and sink.

Sitting Room **6.69 X 4.45**

Spacious living room with patio doors opening on to the rear garden. Solid fuel stove (Vitae 8 Kw landscape Cassette).



FIRST FLOOR

Master Bedroom **4.70 X 4.50**

Large master bed-room. Carpet to floor. Views over the surrounding country side.

Walk-in Wardrobe: 1.89 X 1.57

Ensuite: 2.77 X 1.89

Custom built shower unit with Power Shower. WC, sink unit and illuminated mirror. Heated towel rail. Contemporary tiles around the shower area and on the floor.

Bedroom 2 **5.20 X 2.90**

Spacious bedroom with double aspect windows.

Bedroom 3 **3.94 X 2.90**

Lovely large bedroom with double aspect windows. Carpet to floor.

Walk-in Wardrobe: 1.68 X 1.40

Ensuite: 1.95 X 1.68

Shower unit, with power shower. WC and sink unit Contemporary tiled walls and flooring.



Bedroom 4 **3.45 X 3.25**

Double room with large window overlooking open countryside. Carpet to floor.

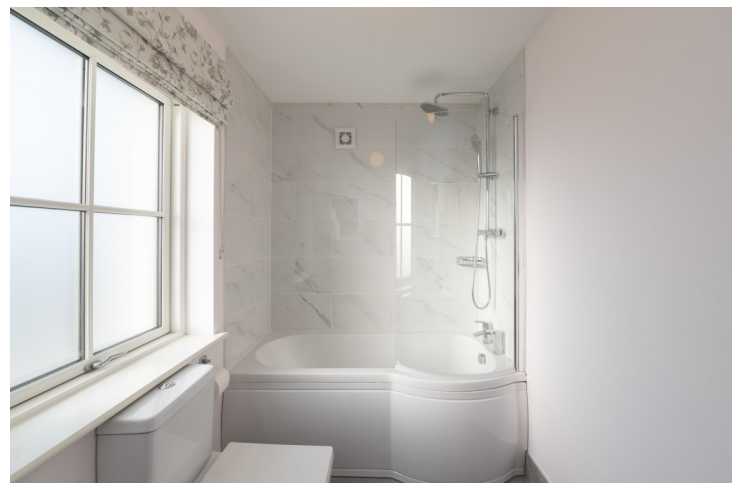
Family Bathroom **2.90 X 1.70**

"P" shaped bath with overhead power shower. WC and Sink Unit with illuminated mirror. Tiling surrounding bath and to the floor. Heated towel Rail.

Storage Cupboard.

Attic:

Access to large attic area via retractable attic stairs. Roof trusses in the attic have been configured so that the attic can be easily converted in the future.



Features:

External:

- Natural Stone together with painted traditional wet dash finish
- High specification, Danish designed aluclad external windows and doors with high security locks
- 2 patio areas to rear with access through double patio doors.
- Maintenance free uPVC soffit and gutters with painted timber fascia
- Boundaries consist of 1.1m high capped concrete block walls and 1.8m high treated garden panels with concrete posts
- Large rear garden laid out in grass
- Finished front garden with cobble-lock paving and planted flower beds
- Cable is laid externally to facilitate external lighting

Internal:

- 2.7 m high ceilings on ground floor
- Kitchen area is plumbed for an island and includes a generous number of electrical points, ready for the installation of kitchen units.
- Light-filled glazed sitting area with views over open countryside and access to rear garden
- Utility room plumbed for sink, washer and dryer
- Thermostatically controlled pressure water system including power showers in the bathrooms
- Bathrooms have been fully fitted out with contemporary sanitaryware and tiling
- Internal walls are painted with white undercoat
- Skirting boards and architraves and doors are primed white for painting
- Pre-wired for an intruder alarm with smoke and carbon monoxide detectors

Heating System

- An Air to Water heat pump is the primary heat source . The heating system includes underfloor heating on the ground floor and radiators to the first floor.
- The living room is equipped with a high efficiency integrated stove.



Outside:

The front garden has fully finished with cobble-lock paving and numerous flower beds. The front gardens are bounded by 1.1m high capped, concrete block walls with a plaster finish on the external side. There is parking for at least 2 cars. Cables have been laid externally to facilitate external lighting/power for future use.

The rear garden is laid out in grass and is enclosed with a mix of 1.8m treated timber garden panels with concrete posts and block built wall. There are uninterrupted views across open country side from the garden.

Total Floor Area: 217.85 sq m (2,345 sq ft)

Site Area: 747.49 sq m



CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail