

## 66 Hollyville Mews, Grange, Douglas, Cork.

**BER D1**



A superb three bed end-of-terrace property with enclosed rear garden in the much sought after location of Grange Douglas. Offering quiet and peaceful living, Hollyville lies within a few minutes drive of the South Link, Cork International Airport and the city centre. This property is also within walking distance of the ever popular Douglas village and all its amenities.



**€225,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.8m x 1.81m
- Living Room 4.72m x 3.09m

The hallway has one centre ceiling light, one smoke alarm, tile flooring, two power points and access to under stair storage where the gas fired boiler is located.

The living room has one window with roller blind which overlooks the front of the property. Features include one centre ceiling light, one radiator, an open fireplace with marble surround, four power points and carpet floor covering.



- Open Kitchen/Dining Plan 3.93m x 5.01m

The kitchen area has built-in units at eye and floor level with an extensive worktop counter and tiled splash back. Features in the kitchen include electric cooker (oven & hob), extractor fan, fridge and stainless steel sink. The kitchen also has a breakfast bar, one window with roller blind overlooking the rear and a glazed rear door providing access to the back garden.

The room has two light fittings, linoleum floor covering, a timber and tile fireplace with an electric fire insert, nine power points.



- Stairs and landing 3.16m x 1.96m

The stairs has a carpet runner which carries through to the landing area. The landing has one centre ceiling light and provides access to both the attic and hot press, which is shelved for storage.

- Bedroom 1 4.22m x 2.82m

A double bedroom with one window overlooking the rear of the property. Features include one centre ceiling light, one radiator, timber flooring and four power points.



- Bedroom 2 3.7m x 2.98m

This double bedroom has one window with roller blinds and curtains overlooking the front of the property. The room has one centre ceiling light, one radiator, built-in wardrobes for storage, timber flooring and three power points.



- Bedroom 3 3.16m x 2.12m

A single bedroom with one window with roller blind overlooking the rear. Features include one centre ceiling light, one radiator, four power points and timber flooring.



- Main Bathroom 2.25m x 1.96m

The bathroom has a three piece suite with a wall mounted electric shower fitted over the bath. One window with blinds overlooks the front of the property. The room has part tiled walls, timber flooring, one radiator and a towel rail.

## Features

- Gross Internal Floor Area 88.35 Sq.M (951 sq.ft.)
- BER D1
- Gas fired central heating
- Ample communal parking spaces
- Much sought-after location

## Directions

Please see Eircode T12 K5F6 for directions.



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