

## 18 Tirol Avenue, The Paddocks, Maryborough Hill, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this exclusive five bedroom, three storey, detached property which is situated within a much sought after location in The Paddocks at the start of Maryborough Hill, close to Douglas village, with all essential and recreational amenities right at your doorstep. No.18 Tirol Avenue is a must-see property which presents an excellent opportunity for a prospective purchaser to acquire a most appealing family home, in superb condition, in a very desirable location.

Accommodation is substantial and most spacious, consisting of reception hallway, living room, study/home office, open plan kitchen/dining area, utility room and guest w.c. on the ground floor. On the first floor there are three bedrooms, the master bedroom comes with an en suite bathroom plus we also have the main family bathroom. On the second floor there are two more double bedrooms. The property is completed by a most beautiful and secluded west facing garden that is not overlooked.

**AMV: €750,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Detached family home
- Approx. 170.15 Sq. M. / 1,831 Sq. Ft.
- Built in 1991/92 approx.
- BER C1
- Natural gas fired central heating
- Superb condition throughout
- Five bedrooms
- Beautiful, secluded, west facing rear garden and patio
- Private off street parking
- Situated within a quiet and sought after residential area
- Superb location just a 5 minute walk to Douglas Village
- Close proximity to all essential and recreational amenities
- Easy access to the N28 road network

## | RECEPTION HALLWAY

7.04m x 1.56m (23'0" x 5'1")

A solid teak door with glass panelling allows access to the main reception hallway. The bright and spacious hallway has carpet flooring, one radiator, two light fittings and solid doors leading to all rooms.



## | GUEST W.C

0.94m x 1.91m (3'0" x 6'2")

The guest w.c features a two piece suite, one frosted window to the side, tile flooring, centre light fitting and radiator.

## | LIVING ROOM

5.69m x 3.47m (18'6" x 11'3")

The main living room has a feature bay window to the front of the property which allows extensive natural light to flood the area. The room has a beautiful fitted feature fireplace, carpet flooring, neutral décor, one large radiator, one centre light fitting and ample power points



## | STUDY ROOM / HOME OFFICE

4.46m x 2.58m (14'6" x 8'4")

The study has a feature bay window to the front of the property, carpet flooring, neutral décor, one centre light fitting, one radiator, ample power points and another fireplace.



## | OPEN PLAN KITCHEN/DINING

5m x 7.42m (16'4" x 24'3")

A superb open plan kitchen/dining area is filled with natural light. The room has two windows overlooking the beautiful rear garden and sliding glass doors allowing access to same. There is tile flooring, two light fittings, two radiators, a feature fireplace and ample power points throughout.



The kitchen features modern fitted units at eye and floor level with extensive worktop counter and impressive tile splashback. The kitchen includes space for an oven/hob/extractor fan, plumbing for a dishwasher, space for a fridge freezer and a stainless steel sink.



## | UTILITY ROOM

1.61m x 2.08m (5'2" x 6'8")

The utility room has fitted units, worktop counter, power points, plumbing for a washing machine, space for a dryer, storage space and access to the gas boiler. A door allow access to the side of the property.



## | FIRST FLOOR STAIRS AND LANDING

1.92m x 3.96m (6'2" x 12'1")

The stairs and first floor landing features carpet flooring. There is access to the hot press from the landing.



## | **BEDROOM 1**

5.47m x 3.56m (17'9" x 11'6")

This superb and spacious double bedroom has a feature bay window overlooking the front of the property, carpet flooring, radiator, centre light fitting, ample power points and access to a walk-in storage area. A door allows access to the en suite.



## | **EN SUITE**

2.5m x 1.8m (8'2" x 5'9")

The en suite bathroom features a three piece suite including a shower cubicle incorporating an Mira electric shower, timber flooring, frosted window to the front, centre light fitting, wall-mounted light fitting and radiator.



## | **BEDROOM 2**

3.7m x 3.06m (12'1" x 10'0")

Another large double bedroom features one window to the rear, carpet flooring, one radiator, one centre light fitting, ample power points and a built-in wardrobe.



### | **BEDROOM 3**

3.54m x 2m (11'6" x 6'5")

This double bedroom has one window to the rear, carpet flooring, radiator, centre light fitting, ample power points and a built-in wardrobe.



### | **MAIN BATHROOM**

3.23m x 1.5m (10'5" x 4'9")

The main family bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, frosted window to the side, centre light fitting, wall-mounted light fitting, an extractor fan and a radiator.



### | **SECOND FLOOR STAIRS AND LANDING**

1.93m x 3.27m (6'3" x 10'7")

The stairs and first floor landing features carpet flooring. There is access to the hot press from the landing.

## | **BEDROOM 4**

2.92m x 3.27m (9'5" x 10'7")

A spacious double bedroom has one window to the side, carpet flooring, radiator, centre light fitting, power points and access to the attic space.



## | **BEDROOM 5**

2.92m x 3.27m (9'5" x 10'7")

This generous sized double bedroom has one window to the side, carpet flooring, radiator, centre light fitting, power points and access to the attic space.



## | GARDENS AND EXTERIOR

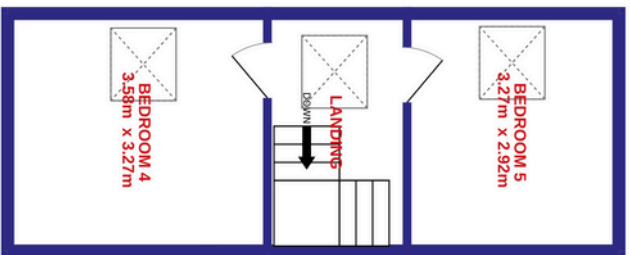
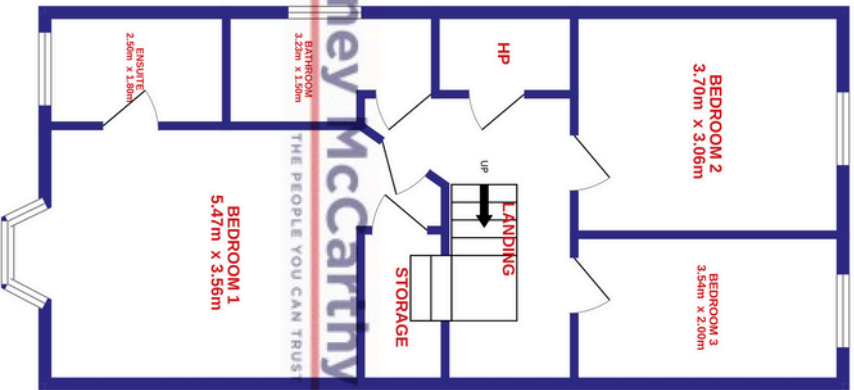
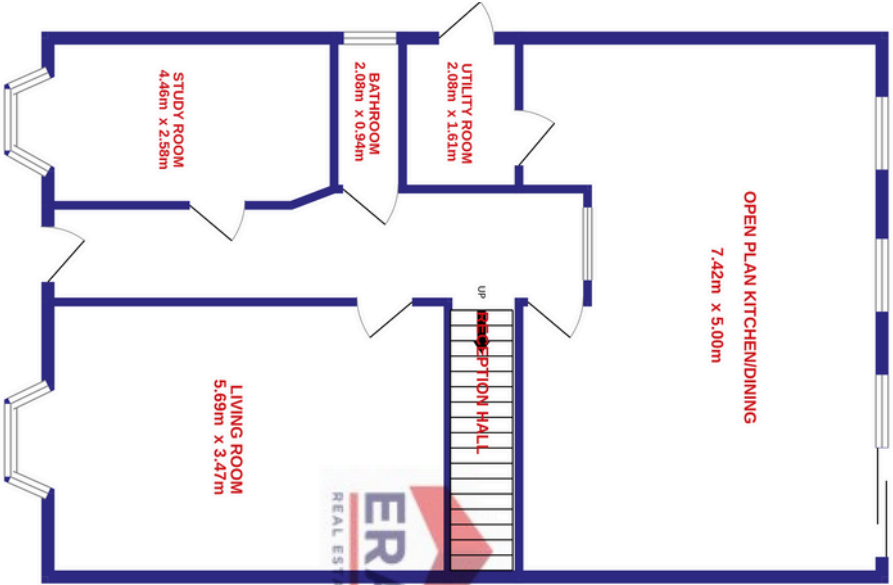


The front of the property has a large driveway to facilitate off street parking. Beautiful mature shrubs and plants abound, enclosing the driveway.

The rear of the property is fully enclosed and boasts a spectacular garden which is laid to lawn and has an abundance of greenery and mature shrubs and plants throughout. There is a spacious patio area which is ideal for summer entertaining and a shed for storage.



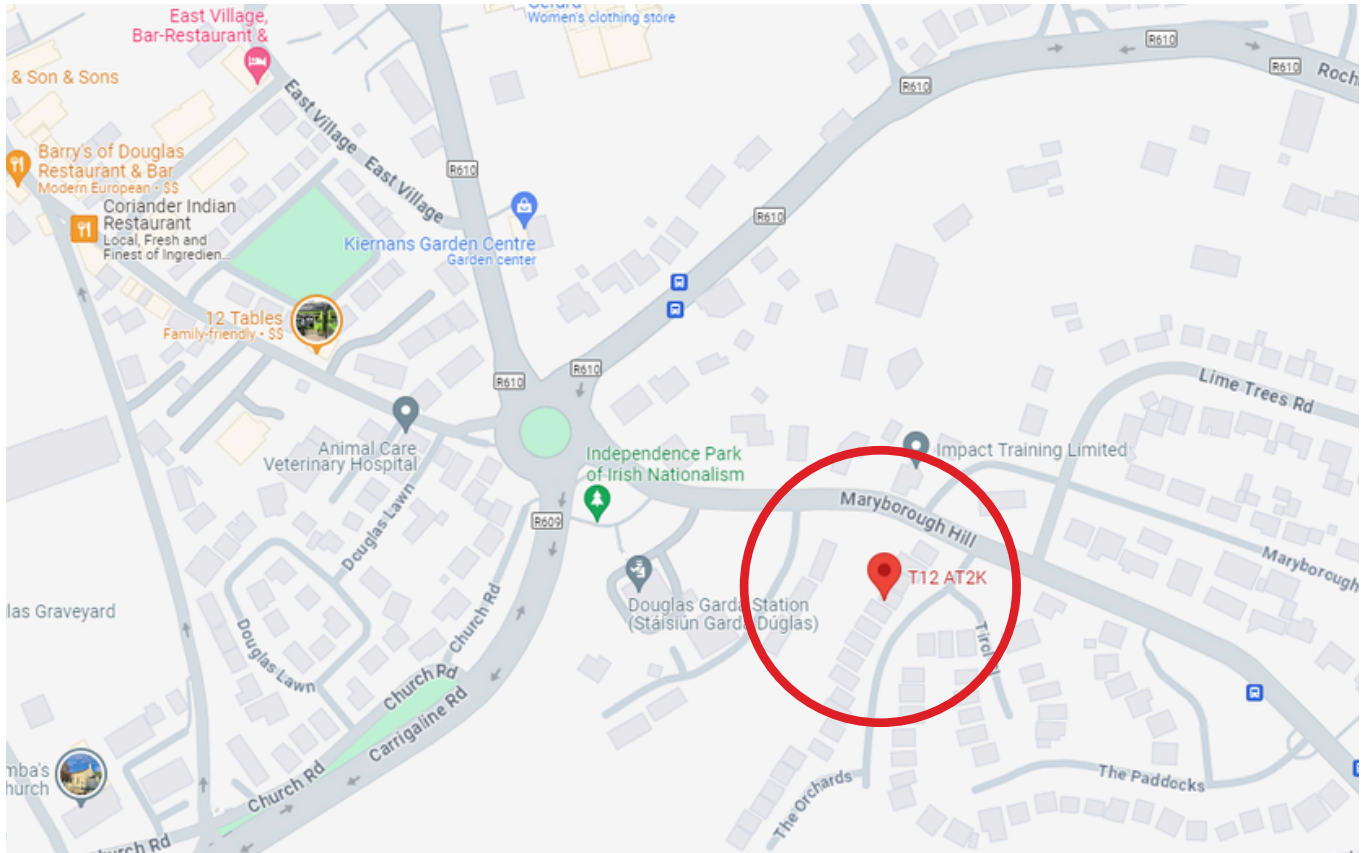
# FLOOR PLAN



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## | DIRECTIONS

Please see Eircode T12 AT2K for directions.



## | ALL ENQUIRIES TO:

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