

**For Sale by Private Treaty****36 Manor Avenue, Maryborough Ridge, Douglas, Cork T12 XFP8**

An opportunity to purchase a delightful 2-bedroom apartment in this sought after residential development close to Douglas village.

No. 36 is a mature 2-bedroom apartment with its own designated parking space and located directly opposite a large green area.

The apartment has been exceptionally well maintained by its current owners with a spacious kitchen/Dining/Living area, two double bedrooms, (1 ensuite) and a main bathroom.

The location of Maryborough Ridge is a mere 15 minute walk from Douglas village and there is a bus stop directly outside the estate to the city centre.

There is also a good selection of schools, shops, churches and sporting clubs in the immediate vicinity.

**APARTMENT**  
**2 BED—2 BATH**  
**70Sqm/753Sqft**

**Viewings Strictly By Appointment**

**Agent:** Suzanne Tyrrell  
**Phone:** 086 6079200

## Accommodation

### Entrance Hall (3.35m X 1.61m)

Ideal cloak room area.

### Living Area (5.7m X 5.0m)

Polished timber floor, views over green area, modern fireplace and ceiling spotlights open to kitchen.

### Kitchen (3.0m X 2.5m)

Floor and eye level fitted units. Integrated appliances, tiled floor, ceiling spotlights.

### Main Hallway Area (3.15m X 0.97m)

With hotpress

### Bedroom 1 (3.7m X 2.7m)

Polished timber floor, floor and eye level fitted units and views over rear garden.

### Bedroom 2 (3.7m x 3.0m)

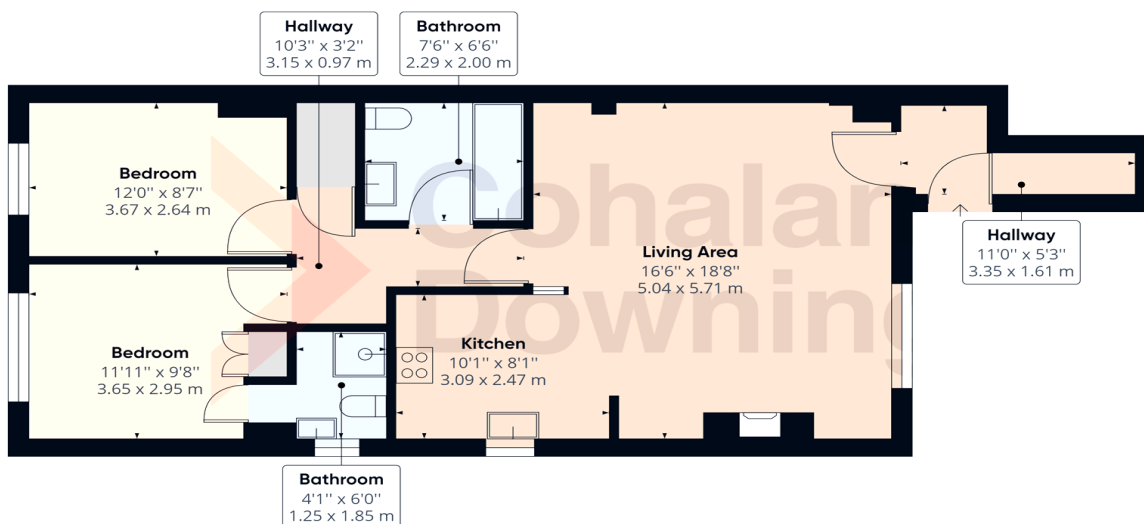
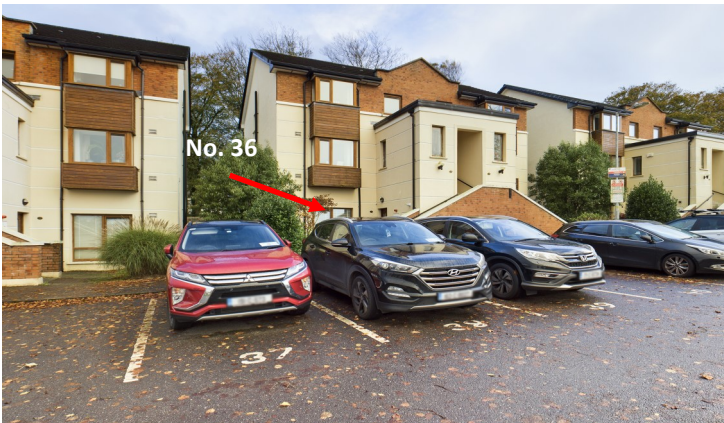
Polished timber floor, full-length built-in robe units.

### Ensuite (1.25m X 1.85m)

W.C., Wash hand basin, shower.

### Main Bathroom (2.29m X 2.00m)

Tiled floor, W.C., Wash hand basin and bath.



Approximate total area<sup>(1)</sup>  
753.45 ft<sup>2</sup>  
70.00 m<sup>2</sup>

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