

BER C



1 Tirol Avenue
The Paddocks, Cork

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1 Tirol Avenue, The Paddocks, Cork

Features

- Great location close to Douglas Village
- Walking distance of schools
- South facing garden
- Large paved driveway
- Ideal family home

We are delighted to present 1 Tirol Avenue, The Paddocks, Douglas, to the market – a highly desirable four-bedroom detached residence offering generous accommodation, excellent living space and a superb south-facing rear garden.

Extending to approximately 1,850 sq ft, this impressive home provides a well-balanced layout ideally suited to modern family living. The property comprises four spacious bedrooms and three bathrooms, offering ample space and flexibility for a growing family, those working from home, or anyone seeking a comfortable and substantial residence close to Douglas village.

One of the property's standout features is the private south-facing rear garden, providing a wonderful outdoor space that enjoys excellent natural light and offers considerable potential for relaxing, entertaining and family enjoyment. To the front, a large paved driveway provides ample off-street parking, an increasingly valuable feature for modern homeowners. There is a large floored attic space suitable for conversion as many other properties in the locality have done.

The location is another significant attraction. The property is within approximately a five-minute walk of Douglas village, placing a fantastic selection of amenities close to your doorstep. Douglas offers an excellent choice of restaurants, bars, cafés and shopping facilities, while a number of schools and other essential services are also within walking distance. The property is on a public transport corridor. The location therefore combines the convenience of village living with the peace and privacy associated with a mature residential setting.

For commuters, the property is particularly well positioned, with easy access to the South Link Road network, providing convenient connections throughout Cork City and beyond. The Jack Lynch Tunnel is also only a short commute away, making access to the wider Cork region straightforward.

With its spacious 1,850 sq ft of accommodation, four bedrooms, three bathrooms, private south-facing garden, substantial driveway and highly convenient location, 1 Tirol Avenue represents an excellent opportunity to acquire a superb detached family home in one of Douglas's sought-after residential areas.

The property has a C BER rating, adding to its appeal as a comfortable and practical home for today's market.





Accommodation

Hallway: Bright and spacious with tiled floor and all rooms leading off.

Sitting Room: Large open plan room with carpet flooring, open fire and bay window to the front.

Lounge: Carpet flooring, double door leading to sunroom.

Sun Room: Tiled floor overlooking the south facing rear garden and access to garden.

Dining Room: Carpet flooring, bay window to the front.

Kitchen/Dining: Tiled floor with kitchen overlooking rear garden, floor and eye level units with island.

Wc: Tiled with two piece suite.

Bedroom: Single bedroom to the rear of the property with built in wardrobes.

Bedroom: Large double bedroom to the front with carpet flooring and built in wardrobe.

Bedroom: Double bedroom with vinyl flooring and built in wardrobe.

Master Bedroom: Large double bedroom with carpet flooring, built in wardrobes and bay window.

Ensuite: Fully tiled with 3 piece suite and electric shower.

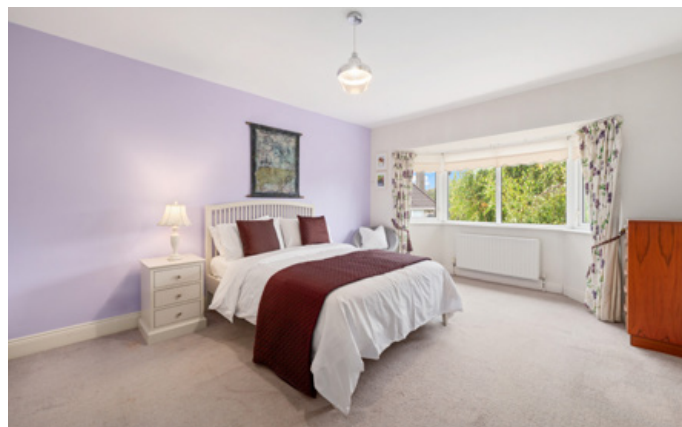
Bathroom: Tiled floor, 3 piece suite with bath and shower.

BER Information

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Eircode

T12 DP6A





OFFICES

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500
E: cork@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4, D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6, D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
T: 01 638 2700



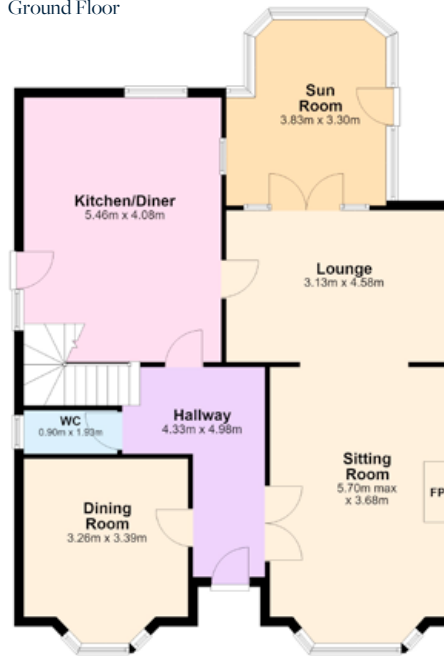
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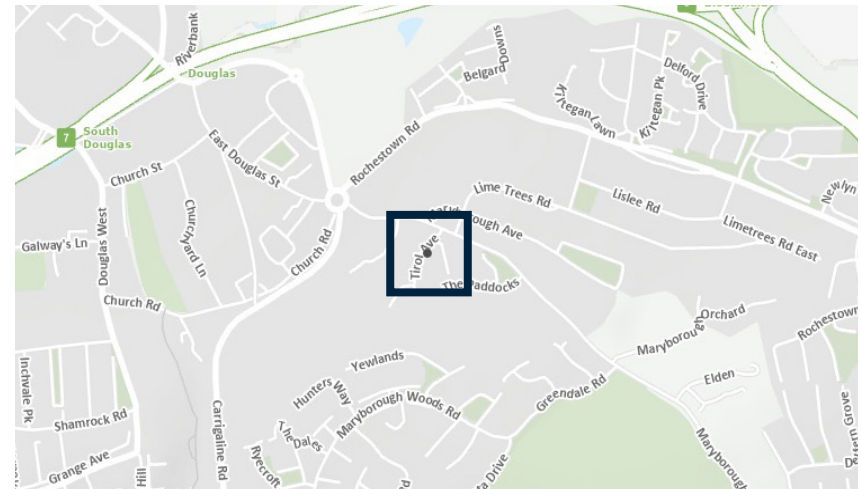
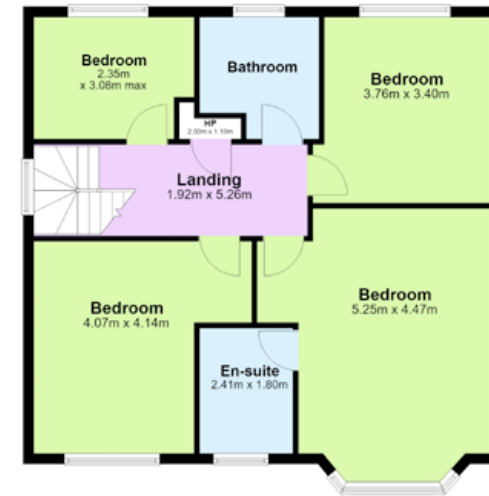
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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