

The Palms, Castletreasure, Donnybrook, Douglas, Cork

BER G



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this extended cottage located on approx. 0.1 of an acre site in Castletreasure, Douglas. The property whilst in need of modernising could be developed into a superb family residence with the site offering further development opportunity subject to planning permission.



AMV: €275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.4m x 1.6m
- Living Room 2.0m x 4.6m

A PVC door with glass centre and side panelling allows access to the reception hallway. The hallway has carpet flooring, one window to the front of the property, two light fittings, one radiator, one telephone point and two power points.

The living room has one window to the side of the property with a curtain rail and curtains. Features include one light fitting, a solid fuel stove with built-in storage on both sides of the fireplace, carpet flooring, one centre light fitting, six power points, one telephone point and one television point. An open arch from here allows access to an open plan kitchen/dining area.



- Kitchen/Dining 2.6m x 5.7m

The kitchen features units at eye and floor level with a worktop counter. Features include vinyl flooring, a stainless steel sink, a PVC door with glass paneling to the side of the property, plumbing for a washing machine, space for a drier and space for a fridge freezer.

The dining area has one window overlooking the rear of the property, carpet flooring, one centre light piece and a hot press area which is shelved for storage. There is one radiator and eight power points. A door from the room allows access into the bathroom.





- Bathroom 2.4m x 2.0m

A newly refurbished modern bathroom has a walk-in shower area. Features include modern floor tiles, one window overlooking the side of the property, one centre light fitting, one radiator and one extractor fan.



- Bedroom 1 1.8m x 3.4m

A single room has a window overlooking the front of the property including Venetian blinds. The room has carpet flooring, built-in storage, one radiator and two power points.



- Bedroom 2 2.3m x 3.2m

Located at the front of the property, this single room has one window with a Venetian blind, a curtain rail

and curtains. The room has carpet flooring, one radiator, one light fitting, a mains operated smoke alarm, four power points and a telephone point.



- Bedroom 3 2.0m x 3.2m

Located off the living room, bedroom 3 has vinyl flooring, one window to the side of the property, one light fitting, a mains operated smoke alarm, access to the attic and four power points.

Features

- Approx. 70 Sq.m/ 750 Sq Ft
- BER G
- Built in 1950
- Approx. 0.1 Acre
- Future development potential subject to planning permission
- Oil Fired Central Heating
- Detached Block built Garages of Approx. 600 Sq. Ft
- Mains water
- Septic tank
- Double glazed windows
- Recently rewired
- Modern bathroom suite

Directions

Please see Eircode T12RH1X for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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