

17 Alden Grove, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented, three bedroom detached family home which is situated on a south facing corner site in the popular residential development of Alden Grove in Douglas, with easy access to all local amenities, the N40 road network, public transport links, and Vernon Mount Bridge which leads you to the superb Tramore Valley Park. Boasting a superb extension, and an impressive decking area to the rear, viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, guest w.c, living room, open plan kitchen/dining area, impressive extended family room, and a storage room on the ground floor. Upstairs the property offers three bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €425,000

BER D2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 120 Sq. M. / 1,292 Sq. Ft.
- Built in 1992
- BER D2
- Gas fired central heating
- Double glazed windows
- Attractively decorated throughout
- Superb extension to the rear
- Three bedrooms
- Detached family home on a south facing corner site
- Enclosed rear decking area
- Off street parking
- Excellent location in a quiet cul-de-sac
- Walking distance to Douglas village and all amenities
- Access to the Vernon Mount Bridge and Tramore Valley Park
- On the 206 and 207 bus routes

| RECEPTION HALLWAY

4.49m x 1.79m (14'7" x 5'8")

A timber frame door with glass panelling to either side allows access to the bright and welcoming main reception hallway. The hallway features attractive laminate flooring, one centre light piece, one radiator, neutral décor, built-in under stair storage, power points, and a door allowing access to the guest w.c.



| GUEST W.C

1.72m x 0.79m (5'6" x 2'5")

The guest w.c features a two piece suite, one frosted window to the side of the property, tile flooring, neutral décor, storage space, and one centre light piece.



| LIVING ROOM

4.5m x 3.65m (14'7" x 11'9")

The spacious main living room has two windows to the front of the property, allowing extensive natural light to flood the area. The room has timber hardwood flooring, neutral décor, one centre light piece, a feature open marble fireplace, one radiator, ample power points, and an opening allows access into the kitchen/dining area.



| KITCHEN/DINING

5.48m x 5.43m (17'9" x 17'8")

The bright, open plan kitchen/dining area has one window to the rear of the property, one window to the side, and sliding glass doors allowing access to the superb wrap around and extended family room. The dining area has laminate timber flooring, one radiator, one centre light piece, and two power points. The kitchen features tile flooring, two feature light pieces, and fitted units at eye and floor level in a U-shape with extensive solid wood worktop counter and impressive tile splashback. There is a porcelain sink, integrated double oven, integrated electric hob, dishwasher, and a washing machine.



| FAMILY ROOM

4.68m x 5.86m (15'3" x 19'2")

This superb extended room is awash with natural light and has ample built-in storage space, a built-in office, neutral décor, a mix of carpet and laminate timber flooring, ample power points, light fittings, a wood burning stove with hearth, one Velux window, ten windows overlooking the rear garden, and double French doors allowing access to same. A cleverly hidden door within the built-in unit allows access to the storage room.



| STORAGE ROOM

2.39m x 2.89m (7'8" x 9'4")

This spacious storage room has laminate timber flooring, shelving, power points, one centre light piece, two windows to the side of the property, one Velux window, and a door allowing access to the front of the property.



| STAIRS AND LANDING

3.03m x 1.95m (9'9" x 6'3")

The stairs and landing area features new carpet flooring throughout. The landing has one window to the side of the property, neutral décor, one centre light piece, and access to a hot press which is shelved for storage.



| BEDROOM 1

3.01m x 3.51m (9'8" x 11'5")

This spacious double bedroom has two windows to the front of the property, laminate flooring, a built-in bed frame with storage units, built-in wardrobes, attractive neutral décor, one radiator, power points, two wall-mounted light pieces, and one centre light piece. A door allows access to the en suite bathroom.



| EN SUITE

1.53m x 1.55m (5'0" x 5'0")

The en suite bathroom features a three piece suite including a Mira Sport electric shower, impressive floor and wall tiling, built-in storage space, one frosted window to the side of the property, and recessed spot lighting.



| BEDROOM 2

3.68m x 2.86m (12'0" x 9'3")

Another generous sized double bedroom has one window to the rear of the property, access to the attic laminate flooring, attractive colour palette and décor, access to the attic, built-in wardrobes, one radiator, power points, and one centre light piece.



| BEDROOM 3

2.58m x 2.56m (8'4" x 8'3")

This spacious single bedroom has high quality carpet flooring, one window to the rear of the property, neutral décor, feature wall, recessed spot lighting, one radiator, and a built-in single bed frame with storage space.



| BATHROOM

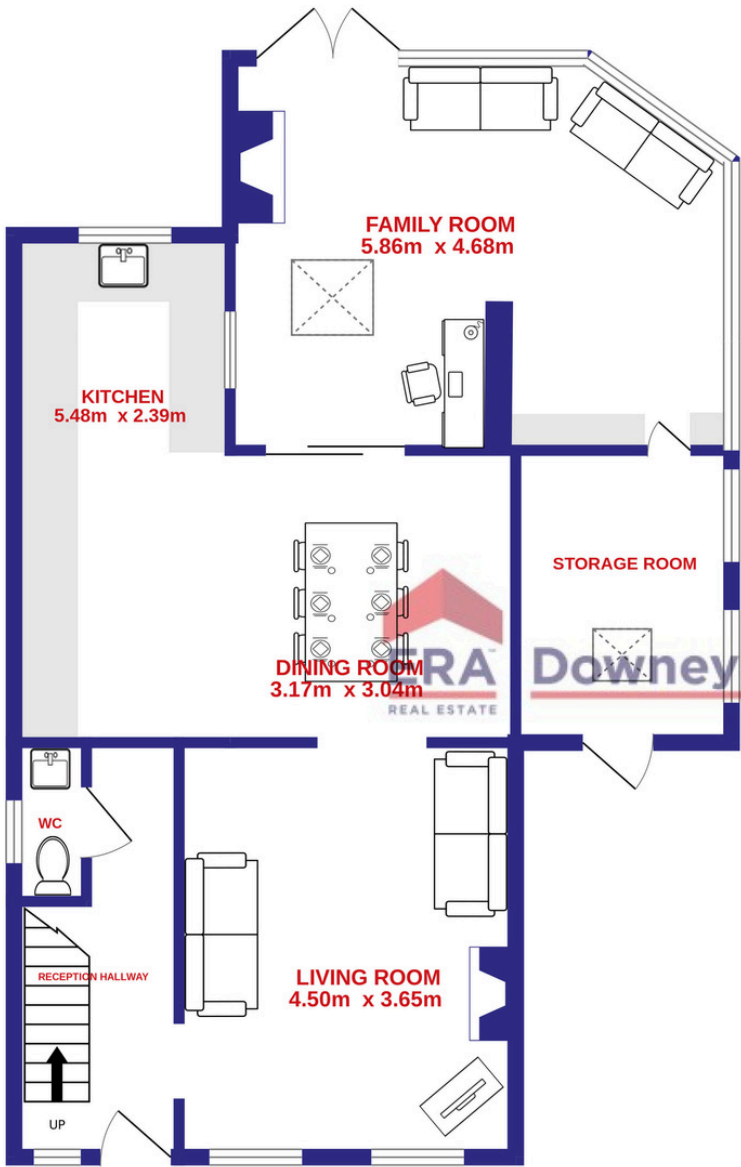
1.96m x 1.94m (6'4" x 6'3")

The main family bathroom features a four piece suite including a shower fitted over the bath, laminate flooring, neutral décor, one window to the front of the property, one radiator, wall tiling, one centre light piece, an extractor fan, and built-in storage.

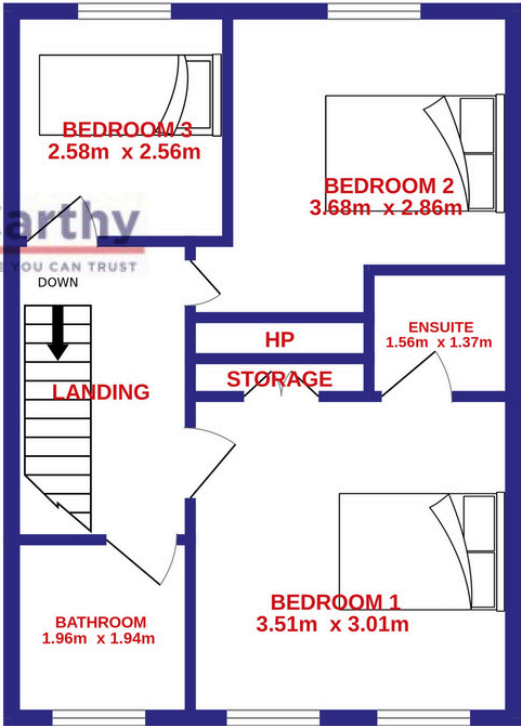


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

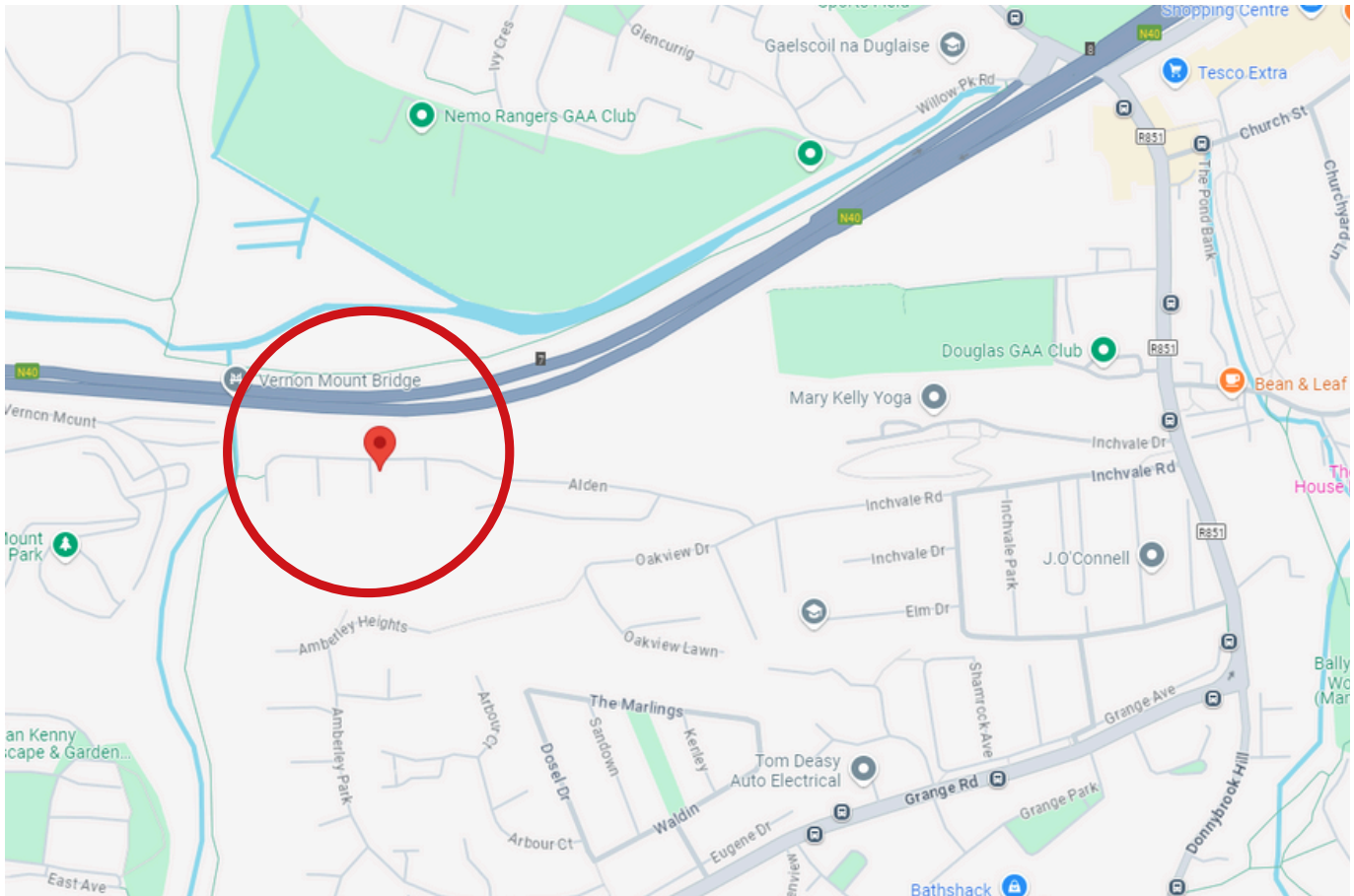


The front of the property offers off street parking, which is surrounded by flower beds. There is access to the side of the property through a secure timber gate.

The rear of the property offers an impressive decking area with spot lighting, which is fully enclosed to all sides. There are beautiful raised flower beds throughout.

| DIRECTIONS

Please see Eircode T12 T9CR for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Judy O'Brien
083 0681921
judy@eracork.ie



Solicitor Details:
Carmel Howard, Galvin Donegan LLP, 91 South Mall, Cork

Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.