

5 Edgewood, Maryborough Ridge, Douglas, Cork



ERA Downey McCarthy are delighted to present to the market this turnkey, four bedroom semi-detached home which is ideally situated within a quiet residential area in the Maryborough Ridge development at the top of Maryborough Hill, Douglas. It is close to a host of amenities including schools, golf and soccer clubs, shopping centres, shops, bars and restaurants as well as being within easy access of Douglas Village and the South Link Road Network. Viewing highly recommended to appreciate what this beautiful home has to offer.

Accommodation consists of reception hallway, guest w.c, living room, dining/sitting room, kitchen and utility room on the ground floor. Upstairs the property offers four spacious bedrooms, one ensuite and the main family bathroom.

AMV: €495,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Beautifully presented property
- Approx. 145.84 Sq. M. / 1,570 Sq. Ft.
- Built in 2007
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Attractive neutral décor throughout
- Four spacious bedrooms
- Large rear garden which is fully enclosed
- Off street parking
- Close to a host of amenities including schools, golf and soccer clubs, shopping centres, shops, bars and restaurants
- Easy access to South Link Road network

| RECEPTION HALLWAY

4.2m x 3.88m (13'7" x 12'7")

A solid teak door with frosted glass panelling allows access into the main reception hallway. The hallway has beautiful neutral décor, tile flooring, one radiator, recessed spot lighting, under stair storage, a smoke alarm and solid doors leading to all rooms.



| GUEST W.C

1.96m x 1.45m (6'4" x 4'7")

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



| LIVING ROOM

4.9m x 3.52m (16'0" x 11'5")

The living room has one large window overlooking the front of the property including a curtain rail and curtains. The room has timber flooring, a feature fireplace, attractive neutral décor, power points, one centre light fitting and one radiator.



| DINING/SITTING ROOM

3.59m x 2.94m (11'7" x 9'6")

This versatile room has double doors allowing access to the rear garden, including a curtain rail and curtains. The room has timber flooring, one centre light fitting, neutral décor and one radiator. A door allows access into the kitchen.



| KITCHEN

7.83m x 3.06m (25'6" x 10'0")

The kitchen features solid fitted units at eye and floor level with an extensive granite worktop counter, tile splashback, integrated oven, hob, extractor fan, integrated fridge, display cabinets and a stainless steel sink. The room is dual aspect with one window to the side of the property and one window overlooking the rear. There is extensive dining space, one radiator, attractive décor, one centre light fitting and recessed spot lighting. A teak door allows access into the utility room.



| UTILITY ROOM

1.68m x 1.66m (5'5" x 5'4")

The utility room has tile flooring, plumbing for a washing machine, space for a dryer, neutral décor, a fuse board, one radiator and the gas boiler is housed within this room.



| STAIRS AND LANDING

4.7m x 3.56m (15'4" x 11'6")

The stairs and landing features carpet flooring throughout. At the top of the landing there is a hot press, attractive neutral décor, power points and access to the attic.



| BEDROOM 1

5.03m x 3.41m (16'5" x 11'1")

This spacious double bedroom has a fantastic feature window to the front of the property, including a curtain rail and curtains, which floods the area with natural light. The room has high quality carpet flooring, a large built-in wardrobe unit, one centre light fitting, one radiator and a door to the ensuite bathroom.



| EN SUITE BATHROOM

1.75m x 2.03m (5'7" x 6'6")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Event XS electric shower, floor and wall tiling, a frosted window to the side, one radiator and one centre light fitting.



| BEDROOM 2

3.8m x 3.05m (12'4" x 10'0")

Another large double bedroom has one window to the rear of the property including a curtain rail and curtains, high quality carpet flooring, a built-in wardrobe unit, one centre light fitting and one radiator.



| BEDROOM 3

2.5m x 2.95m (8'2" x 9'6")

This bedroom has one window to the rear of the property, high quality carpet flooring, attractive neutral décor, one centre light fitting and one radiator.



| **BEDROOM 4**

3.3m x 2.65m (10'8" x 8'6")

This bedroom has one window to the front of the property including a curtain rail and curtains, high quality carpet flooring, attractive neutral décor, a built-in wardrobe unit, one centre light fitting and one radiator.



| **MAIN BATHROOM**

2.28m x 2.03m (7'4" x 6'6")

The main family bathroom features a four piece suite including a Mira Event XS electric shower fitted over the bath, one frosted window to the side of the property, attractive décor, floor and wall tiling, one radiator and one centre light fitting.



| GARDENS AND EXTERIOR

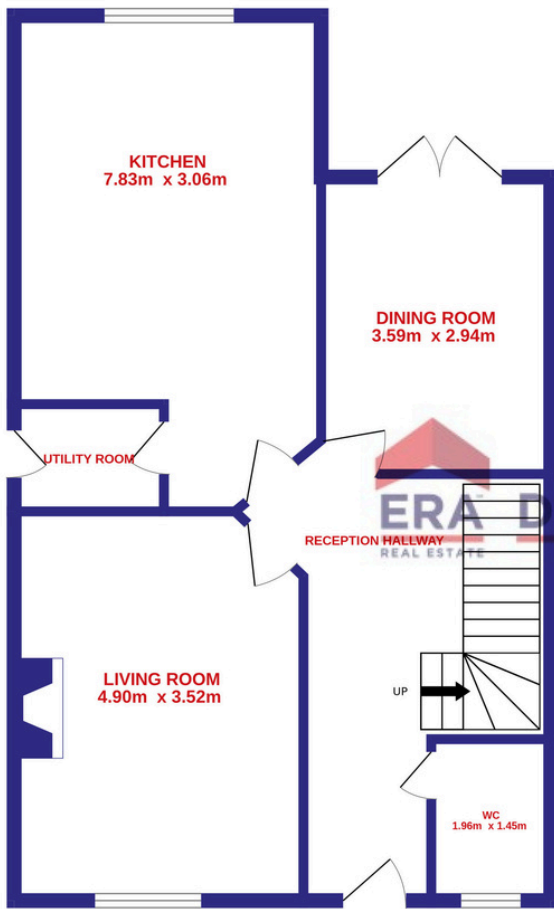


The front of the property is fully enclosed and there is a cobble lock driveway to accommodate off street parking for two vehicles. There are small garden areas to either side which are laid to lawn. Access to the rear garden can be gained from the side of the property.

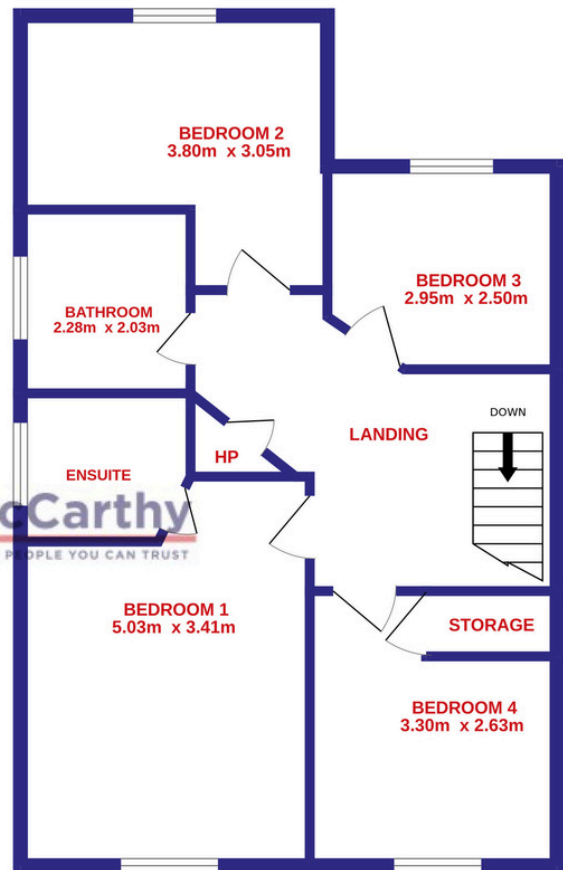
The rear of the property is fully enclosed and boasts a large, spacious garden. There is Barna shed located here which is ideal for storage.

| FLOOR PLAN

GROUND FLOOR



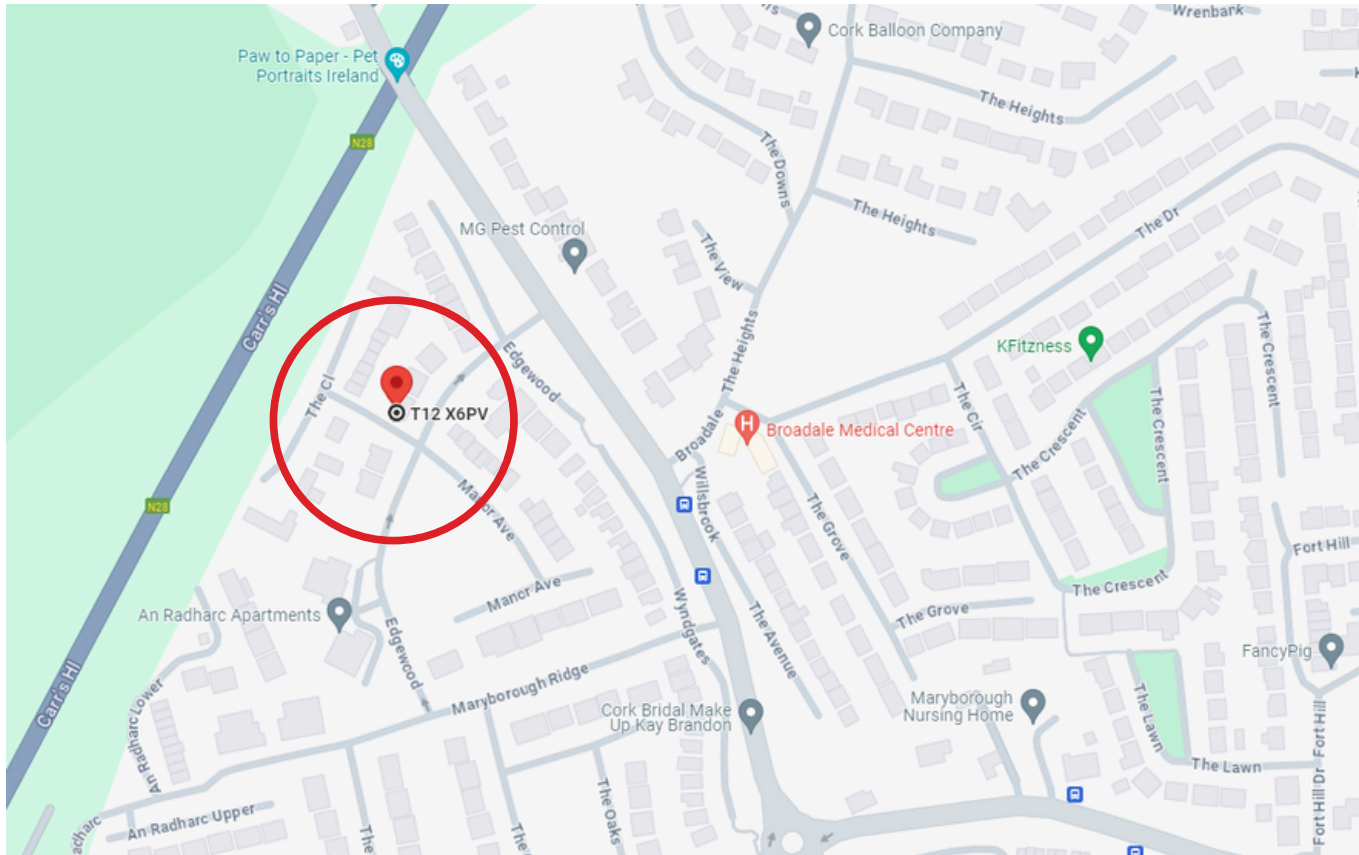
1ST FLOOR



ERA Downey McCarthy
REAL ESTATE
THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T12 X6PV for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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