

**For Sale by Private Treaty**

**14 ALDEN, DOUGLAS, CORK T12 P9DC**



An opportunity to acquire a four bedroom detached residence located on a large site with ample parking to the front. This fine family home enjoys a beautiful private garden which has been professionally landscaped and enjoys sun all day

With quality, style and incredible attention to detail throughout, 14 Alden is designed for flexible modern living. This is a superb home in a prime residential location.

Located within walking distance of Douglas Village with all its amenities, this spacious property extending to 130sqm (1,399sqft) is beautifully finished throughout and would make an ideal family home.

**DETACHED HOUSE  
4 BED—1 BATH  
130 sqm (1,399 sqft)**



Agent: **Brian Olden**  
Phone: **087 221 1174**

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

**Hallway** 4.3m x 1.8m

Polished timber floor, understairs cloakroom

**Living Room** 4.4m x 3.7m

Polished timber floor, built in wood burning stove

**Kitchen/Dining Room** 10.4m x 5.5m

Range of high gloss fitted kitchen units with integrated appliances, polished timber floor, French doors to rear

**Lounge** 3.5m x 3.0m

Polished timber floor, fitted shelving units, French doors to rear

### First Floor

**Bedroom 1** 3.6m x 3.2m

Polished timber floor and walk in wardrobe

#### Ensuite

WC, wash hand basin, walk in shower with rainfall shower head, heated towel rail, tiled walls and floor

**Bedroom 2** 3.5m x 3.0m

Polished timber floor

**Bedroom 3** 3.4m x 2.4m

Polished timber floor, built in wardrobes

**Bedroom 4** 2.6m x 2.4m

Polished timber floor

**Main Bathroom** 2.0m x 1.9m

WC, wash hand basin, bath with electric shower, heated towel rack, tiled walls and floor

#### Features:

- > Large garden
- > Gas fired central heating
- > Walking distance of Douglas village
- > Ample Parking
- > Ideal family home
- > Tastefully decorated



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