

**For Sale by Private Treaty****5 The Heights Broadale, Maryborough Hill, Douglas, Cork T12 E3VT**

A most attractive detached double fronted family home enjoying well-presented and generous accommodation, fine rear garden and excellent off-street parking. This is a highly convenient location adjacent to Douglas Village, with its array of shopping centres, restaurants, schools and all necessary services.

The property is within walking distance of local shops, pharmacy, hair salon and close to good sporting facilities including Garyduff Sports Centre.

No 5 The Heights (Built 1993) was constructed and finished to the highest standards and enjoys lovely bright and spacious rooms throughout.

Maryborough Hill is a great location with a regular bus service and ease of access to link roads, Cork Airport and Ringaskiddy Port

**DETACHED****4 BED - 3 BATH****201.41sq m/ 2,168sqft**

**Agent:** Malcolm Tyrrell  
**Phone:** 0872554116

**Viewings Strictly By Appointment**



## ACCOMMODATION

### Entrance Porch

Tiled floor covering.

### Entrance Hall

Junkers Beech flooring, storage space under stairs.

### Living Room (4.5m X 4.2m)

Junkers Beech flooring, open fire with cast iron insert, tiled hearth and wood surround. Bay window, cornicing, double doors leading to Dining/Living Area.

### Dining/Living Area (8.4m X 3.9m)

#### Dining Area

Junkers Beech flooring, corniced ceiling, open through to Kitchen and Living Area.

### Living Area

Marble tiled flooring, vaulted ceiling with 4 Velux windows, recessed lighting, insert gas fire, large picture windows overlooking rear garden, French doors out to rear patio area and rear garden, underfloor heating.

### Kitchen (3.9m X 3.7m)

Ceramic tiled floor, solid Oak wood Kitchen units (hand painted), Granite worktop, integrated double bowl stainless steel sink unit, integrated dishwasher and under counter fridge, Range Master 5 Ring gas cooker, extractor hood, centre island with Granite worktop, (moveable).

### Utility (1.6m X 3.5m)

- Ceramic tiled floor covering, built in eye and ground level units, integrated microwave & fridge, freezer,
- plumbed for washing machine, stainless steel sink unit, gas central heating unit and door out to rear patio and rear garden.

### Study (2.3m x 2.1m)

- Oak hardwood flooring.

### TV Room (3.6m X 3.6m)

- Oak hardwood flooring, corniced ceiling.

### Shower Room (1.7m X 1.6m)

- Tiled floor and part tiled walls with W.C., wash hand basin and pump shower.

### Bedroom 4 (3.4m X 2.8m)

- Oak hardwood flooring.

**Viewing Strictly By Appointment Only**





### First Floor

#### Master Bedroom (5.0m x 4.0m)

Large bright room with access to storage space under roof. Polished natural wood flooring.

#### Walk in Wardrobe & Ensuite Area (3.3m X 3,6m)

Ceramic tiled flooring, open hanging shelving and storage area.

#### Ensuite

Corner shower unit with power shower, feature sink unit with mirrored back, W.C., heated towel rail, fully tiled floor and walls.

#### Main Bathroom (3.6m X 2.2m)

Jacuzzi bath, corner shower with pump shower and electric shower, feature sink unit with mirrored back and storage underneath, W.C., heated towel rail, fully tiled floor and walls.

#### Walk in Hot Press (on Landing)

#### Bedroom 2 (4.0m X 2.9m)

Fitted storage and pull out drawer units, built in desk unit, polished natural wood flooring.

#### Bedroom 3 (4.0m X 2.9m)

Double fitted wardrobes and storage unit, built in drawer unit, polished natural wood flooring.

#### Landing Area

Pull down Stira for access to floored attic area.

### Outside

#### Store House (5.42m X 1.69m)

Fully shelved, two Velux windows, access from front and rear of house. Ceramic tiled floor, electric radiator,

#### Open Covered Storage Area (5.48m X 1.48m)

Located at the southern side of house for bins, bikes etc. Side entrance from front of house.

### Features

- > Paved patio area
- > Fitted Belfast sink unit with outside tap and connection for hose pipe.
- > Second patio area under pergola .
- > Side access at both sides of house.
- > Mature shrubs and trees.
- > Lawn area not overlooked.
- > Ample parking to front of house with tarmacadamed driveway.
- > Front lawns bounded on all sides by hedging and mature trees and shrubs.
- > Gas fired radiator central heating.
- > PVC Double glazed windows.

### Solicitor:

- Daphne Madden
- Walsh and Partners
- 17 South Mall, Cork



