

65 Maryborough Court, Maryborough Hill, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this stunning and spacious five bedroom, detached property situated within a sought after and mature development close to Douglas village, with all essential and recreational amenities close by. This is a must-see property which has been decorated to an impressive, high quality standard throughout. This is an excellent opportunity for a prospective purchaser to acquire a modern, B-rated family home in superb condition, in a desirable location.

Accommodation consists of reception hallway, family room, beautiful open plan kitchen/dining/living area, utility room and guest w.c on the ground floor. Upstairs the property offers five spacious bedrooms, an en suite bathroom and the main family bathroom.

AMV: €650,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Detached modern family home situated on a large corner site
- Approx. 147.59 Sq. M. / 1,589 Sq. Ft.
- Built in 1983
- BER B2 – Qualifying the property for Green Mortgage Interest Rates
- Oil fired central heating
- Double glazed PVC windows
- 13 solar panels and system installed in July 2024
- Sync EV charger
- Excellent condition and attractive décor throughout
- Newly fitted kitchen and utility room (December 2024)
- Five bedrooms
- Superb rear garden
- Detached steel garage
- Ideal location in a quiet and sought after residential area
- Within walking distance to Douglas Village
- Bus stops for 216 and 220 routes at your doorstep

| RECEPTION HALLWAY

4.9m x 1.78m (16'0" x 5'8")

A PVC door with glass panelling allows access into the bright and welcoming reception hallway. The hallway features attractive neutral décor, modern tile flooring, recessed spot lighting, a dado rail, storage space, one radiator and two power points.



| FAMILY ROOM

4.34m x 4.62m (14'2" x 15'1")

A spacious family room features attractive laminate timber flooring, neutral décor, one centre light piece, two radiators, and an impressive bespoke custom made media wall to one corner, which facilitates an electric fireplace and space for a sound bar and TV set up. This dual aspect room is flooded with natural light with one window overlooking the front of the property and a feature bay window overlooking the side.



| OPEN PLAN KITCHEN/DINING/LIVING

7.34 x 8.57m (24'0" x 28'1")

This is a spectacular open plan room which is beautifully presented, featuring attractive neutral décor and 14 recessed spot lights throughout.

The living area has one large window to the front of the property, a feature marble and granite fireplace with Phoenix stove, high quality laminate flooring, one radiator and ample power points, including positioned over the fireplace to allow for a wall-mounted TV. The dining area has a continuation of the high quality laminate flooring, one large radiator and large glass PVC French double doors opening out onto the patio area.

The newly fitted kitchen boasts bespoke, solid timber painted units at eye and floor level with extensive worktop counter and tile splashback. The kitchen has space for an American style fridge freezer, space for a TV unit, Whirlpool induction hob, Belling extractor fan, and an integrated Whirlpool dishwasher. There is one window overlooking the rear garden, and a door allows access to both the utility room and guest w.c.



| UTILITY ROOM

1.92m x 1.35m (6'2" x 4'4")

The utility room has tile flooring, fitted units, plumbing for a washing machine, space for a dryer, storage space and neutral décor.



| GUEST W.C

0.76m x 1.33m (2'4" x 4'3")

The guest w.c features a two piece suite, one radiator, one frosted window to the rear of the property, tile flooring and attractive tiling around the wash hand basin.



| STAIRS AND LANDING

2.63m x 3m (8'6" x 9'8")

The stairs and landing area are fitted with luxurious carpet flooring throughout. At the top of the landing there is one centre light piece, attractive neutral décor, a dado rail, and a Stira staircase allowing access to the partially floored attic. There is also access to a hot press which is shelved for storage.



| BEDROOM 1

3.33m x 4.01m (10'9" x 13'1")

A large double bedroom has one window to the front of the property, carpet flooring, a feature wallpapered wall, extensive array built-in Sliderobe units, neutral décor, one centre light piece and one large radiator. A door allows access into the en suite bathroom.



| EN SUITE

0.79m x 2.97m (2'5" x 9'7")

The en suite bathroom features a three piece suite including a shower cubicle incorporating an electric shower, laminate flooring, tile splashback to the wash hand basin and shower areas, one radiator and one frosted window to the side.



| BEDROOM 2

4.25m x 3m (13'9" x 9'8")

Another generous sized double bedroom has one window to the front of the property, laminate timber flooring, neutral décor, one centre light piece, one radiator, and ample power points.



| BEDROOM 3

3.04m x 3.41m (9'9" x 11'1")

This double bedroom has one window to the rear of the property, laminate timber flooring, neutral décor, built-in double wardrobe, one centre light piece, one radiator and ample power points.



| BEDROOM 4

2.9m x 3m (9'5" x 9'8")

This double bedroom has one window to the rear of the property, carpet flooring, neutral décor, one centre light piece and one radiator.



| BEDROOM 5

2.9m x 2.37m (9'5" x 7'7")

This single bedroom has one window to the front of the property, laminate timber flooring, neutral décor, built-in storage, built-in desk unit, one centre light piece, one radiator and power points.



| BATHROOM

1.71m x 2.02m (5'6" x 6'6")

The main family bathroom features a four piece suite, including an electric shower fitted over a unique L-shaped bath. The area has been beautifully appointed with modern floor and wall tiling. There is one frosted window to the rear, a heated towel rail and one centre light piece.



| GARAGE

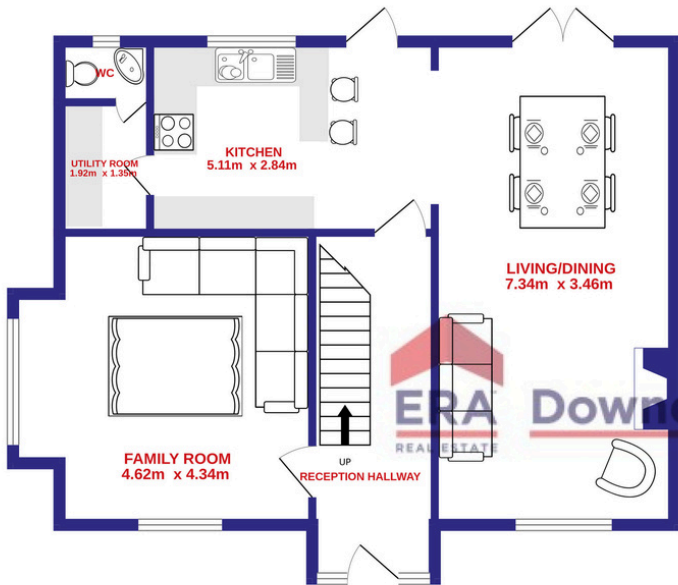
4.52m x 5.9m (14'8" x 19'3")

Located to the rear, this spacious steel garage is currently being used for storage but could also be used as a home gym. It has a manual roller door, concrete flooring, fluorescent light fittings, full LED lighting, three double power points, and a PVC door to the side. It has its own electrical supply and fuse board which are fed from the main house. The garage also has external lighting which provides warm lighting to the garden area at night, controlled by a light sensor and timer function.

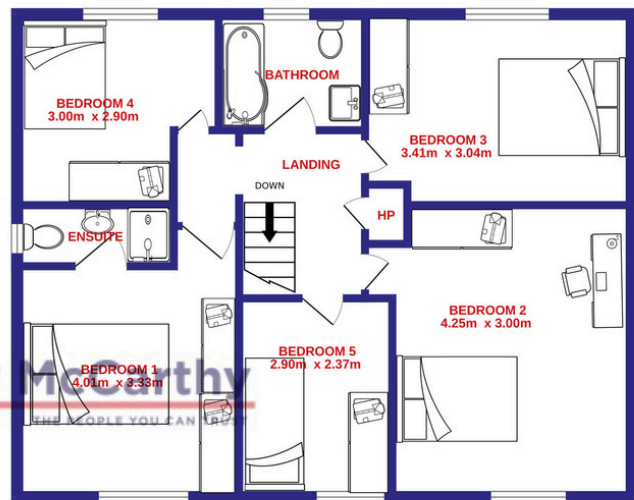


| FLOOR PLAN

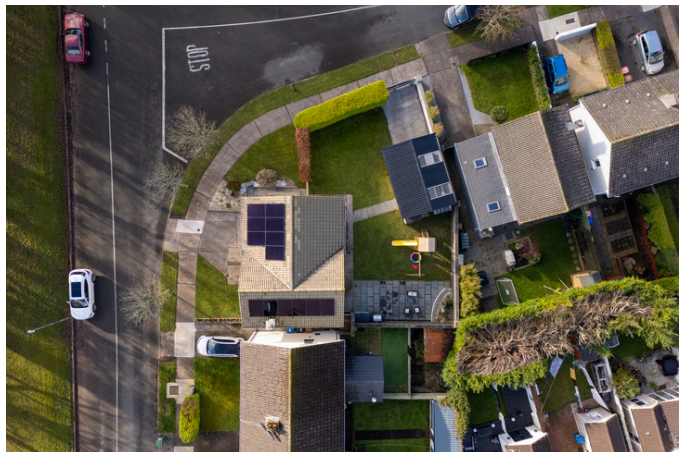
GROUND FLOOR



1ST FLOOR



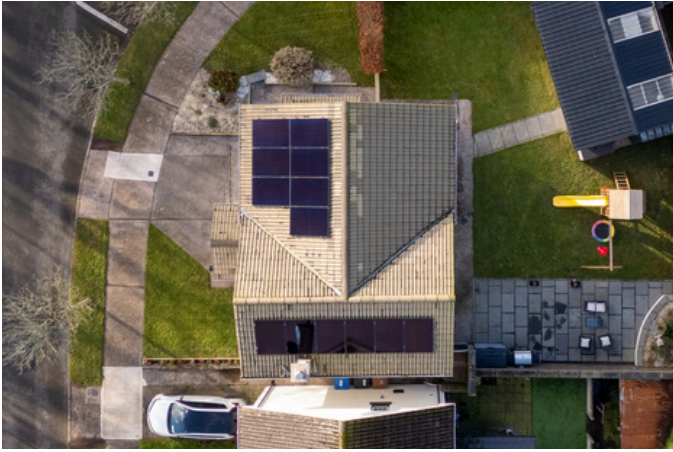
| GARDENS AND EXTERIOR



The front of the property is accessed via the main pedestrian footpath. There is a driveway to facilitate off street parking, with garden and gravel areas to either side.

The rear of the property offers a superb and large garden area which is laid to lawn and fully enclosed. There is a patio area with purpose built raised flower beds, which receives beautiful evening sunlight, ideal for family time, entertaining, or relaxing during the warmer summer months. A concrete path leads to a detached garage. There is external lighting here, providing warm lighting to the garden area at night. This is controlled by a light sensor and timer function.

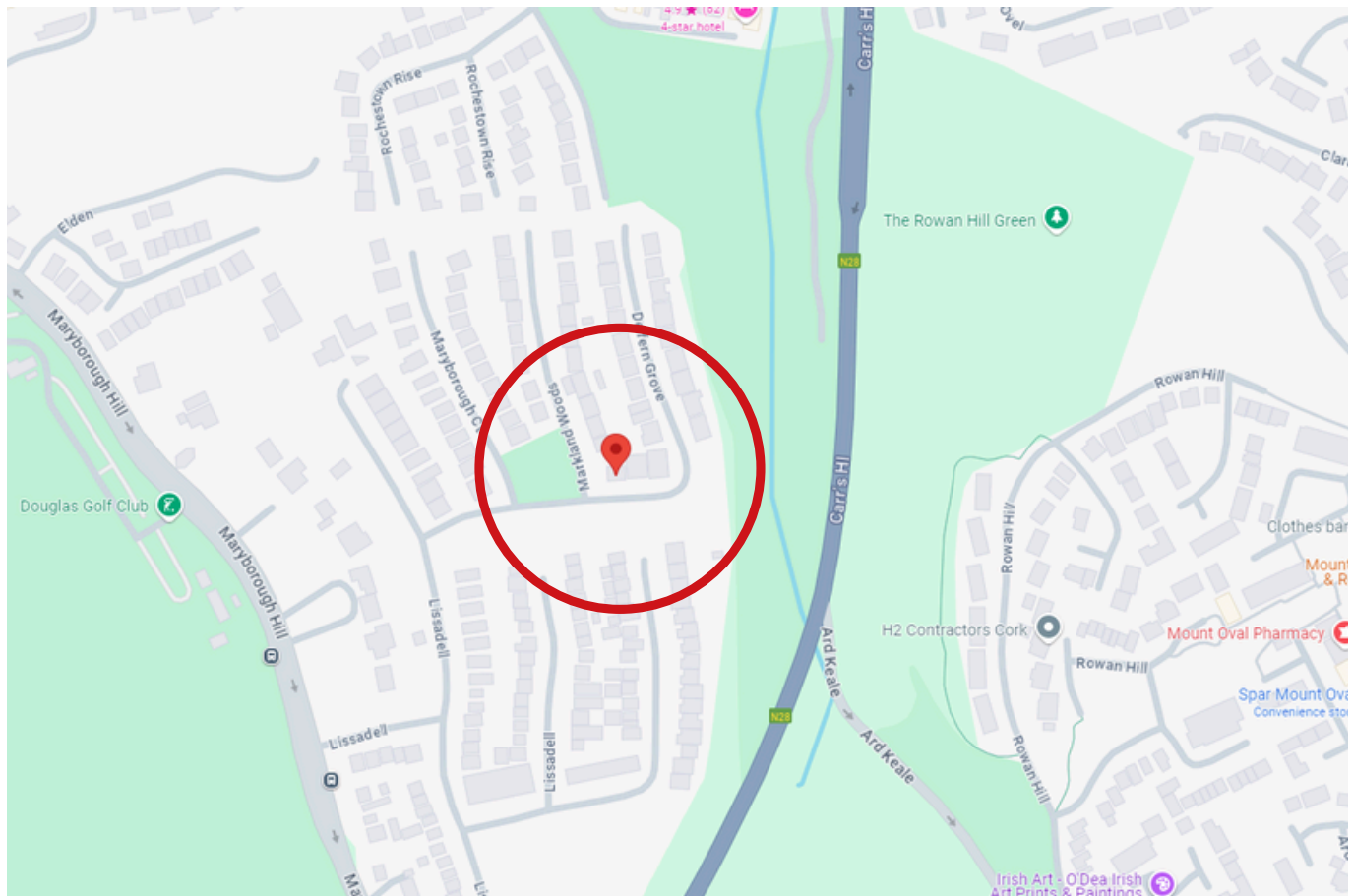
| SOLAR PANELS



65 Maryborough Court also offers has a newly fitted solar panel system, installed in July 2024. This consists of 13 solar panels on two separate roof profiles, which maximises energy production from available sunlight throughout the day. The solar panel system will store power in a 5kWh battery with Off-Grid Power Socket, will heat hot water through a solar powered “eddi heater”, will provide power to the electric vehicle charger point, will consume the power in the house, or will send power back to the national grid. This can all be monitored and controlled through an app on your mobile phone.

| DIRECTIONS

Please see Eircode T12 W7PA for directions.



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THE PEOPLE YOU CAN TRUST

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