

22 Augusta Drive, Maryborough Woods, Douglas, Cork T12 HNX8



A most impressive 4/5 bedroom detached house in a mature cul de sac just off Maryborough Hill and overlooking Douglas Golf Club.

No. 22 enjoys ample parking to the front of the house and a rear garden with BBQ and patio area.

There is excellent well proportioned accommodation together with a bright and airy atmosphere throughout.

This is a superb house in a prime residential location.

Located within walking distance of Douglas Village with all its amenities, this spacious property extending to 2,137 sqft, (199 sqm), is beautifully finished and ideal for family living.

DETACHED

4/5 BED—4 BATH

199 sqm (2,137 sqft)

BER C1

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

Viewings Strictly By Appointment

ACCOMMODATION

Ground Floor

Entrance hall

Tiled floor
Timber panelled walls

Guest toilet

Wash hand basin, W.C, and tiled floor and walls
Under stairs storage

Kitchen

(6.3m x 5.5m)
Tiled floor, floor and eye level fitted units with granite worktops, integrated Rangemaster, 6 ring oven, "Bosch" dishwasher and Belfast sink.
Feature breakfast island with granite worktop, fitted shelving and storage cupboards
Bay window overlooking rear garden

Utility

(2.9m x 1.6m)
Tiled floor, floor and eye level fitted units, sink unit
Door to rear garden

Living Room

(6.5m x 4.5m)
Carpet floor covering, corniced ceiling, feature bay window overlooking front. French doors to hallway and open archway to dining room.
Open fireplace with ornate granite insert

Dining room

(4.7m x 4.0m)
Carpet floor covering. French doors to kitchen and open archway to living room. Corniced ceiling and sliding door to rear garden

Study

(3.9m x 3.4m)
Polished timber floor and corniced ceiling

First Floor

Landing

Spacious landing with carpet floor covering
Walk in hotpress

Bedroom 1

(4.0m x 3.0m)
Carpet floor covering and fitted shelves **Maximum Measurement**

Bedroom 2/Master

(4.7m x 3.8m)
Carpet floor covering, French doors to balcony area

Ensuite

W.C., wash hand basin, bidet and electric Mira shower

Dressing room/Bedroom 3

(4.3m x 2.4m)
Carpet floor covering, fitted shelving and robe units throughout

Bedroom 4

(4.3m x 3.0m)
Carpet floor covering and full length built in robe units

Bedroom 5

(4.4m x 3.4m)
Carpet floor covering and full length built in robe units

Ensuite

W.C., wash hand basin, shower, electric Mira shower

Main Bathroom

(2.2m x 3.0m)
W.C., wash hand basin, sunken jacuzzi bath, bidet and tiled floor and walls

FEATURES

- > Gas fired central heating
- > Immaculate throughout
- > Cobble-lock driveway
- > West facing rear garden

