

**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

