

45 Grange Park, Grange, Douglas, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this excellently located two bedroom semi-detached property situated in a sought-after and mature development close to all amenities and within a 5 minute walk from Douglas village.



AMV: €195,000

PSRA Licence No. 002584

Accommodation

Accommodation within the property consists of a reception hallway, living room and an open-plan kitchen/dining area on the ground floor while upstairs the property boasts two large double bedrooms and a family bathroom.

Whilst in need of modernisation, this will allow the purchasers to put their own personal stamp in terms of internal finish and decor within the property.

- Reception Hallway

A PVC door with glass centre paneling allows access into the reception hallway. The reception hallway has laminate timber flooring, one centre light piece and the main fuse board is located in this area.

- Living Room 4.88m x 3.37m

The living room benefits from a dual aspect with one window to the front and one window to the rear of the property. The room has laminate timber flooring, an open fireplace, one centre light piece and one radiator. Other features include a hot pres area for storage, three power point and two phone points.



- Kitchen/Dining Area 4.88m x 3.73m

This large L-shape room offers a dual aspect with one window to the front and one window to the rear of the property. The room is finished with fitted units at eye and floor level at the rear of the room with a tile splash back and an L-shape worktop counter and a spacious dining/living area towards the front

of the room. The kitchen has tile flooring throughout, one radiator, one centre light piece, four power points and under stairs storage. A timber door allows access to the rear yard.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one window to the rear of the property which overlooks the garden and floods the area with natural light. Features include one radiator and access to the attic is located from here.

- Bedroom 1 4.88m x 2.76m

This spacious double bedroom offers dual aspect with one window to the front and one window to the rear of the property. The room has solid timber flooring, an ornate open fireplace, one large radiator, four power points and a walk-in storage area.

- Bedroom 2 3.19m x 3.14m

A spacious double bedroom has one window to the front of the property. The room has neutral decor, laminate timber flooring, an open fireplace, two power points, one radiator and a storage area.

- Main Bathroom 1.69m x 2.31m

The family bathroom features a three piece suite. The room has one window to the rear of the property, an electric shower over the bath and one radiator.

Features

- Approx. 760 Sq Ft/71 Sq. M
- Ideal first time buy/Investment opportunity
- Much sought after mature residential location
- 5 Minute walk to Douglas village
- Close proximity to shops, bars, restaurants & schools
- Located near the No's 206 & 207 regular b ...

Directions

Please see Eircode T12 XKP4 for directions.



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