

32 Alden, Douglas, Cork **BER C2**



An impeccably maintained three-bedroom detached property set in the heart of Douglas village, close to all local amenities. The property benefits from a South-facing aspect, modern interior finish and spacious accommodation.



AMV: €295,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.54m x 1.81m

A bright, spacious and welcoming reception hallway with attractive décor throughout. The area has high quality laminate timber flooring, one centre light piece, one large radiator, an alarm control point, two power points, one telephone point and under stair storage.

- Guest W.C

The guest w.c. features a two piece suite with attractive modern tiling. The room has one window overlooking the side of the property and one centre light fitting.

- Living Room 4.4m x 3.55m

A superb main living room that has two windows overlooking the front of the property both including curtain rails and curtains. The room has coving, one centre light fitting, high quality laminate timber flooring and a modern solid fuel stove with granite hearth and marble surround. Features include six power points, one television point and one radiator.



- Kitchen/Dining Area 5.54m x 5.42m

2.19 x 2.42- extra measurement for the L-Shape kitchen/dining.

A superb, modern and open plan kitchen/dining area which features extensive fitted units at eye and floor level with a worktop counter and tile splash back. The room has tile flooring throughout, three centre light pieces, an integrated double oven, hob and extractor fan.

Other features include plumbing for a washing machine, space for a drier, an integrated dishwasher, stainless steel sink, one large radiator, fourteen power points, attractive décor and a sliding door with blind and a teak door both allow access to the rear patio area.

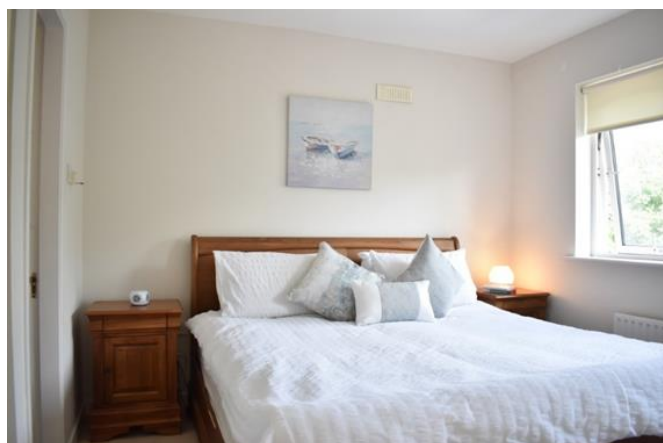


- Stairs and landing

The stairs and landing have been fitted with carpet flooring throughout. The landing has one window to the side of the property, one centre light fitting and a hot press area is shelved for storage.

- Bedroom 1 3.05m x 3.36m

A spacious double bedroom with two windows overlooking the front of the property both including roller blinds. The room has carpet flooring and impressive modern built-in units from floor to ceiling which add extensive storage space. Other features include one centre light fitting, six power points and a solid door allows access into the en-suite.



- En-Suite

The en-suite has a three piece suite including a Mira Elite ST electric shower fitted in the shower cubicle. The room has one window overlooking the side of the property, modern tiling from floor to ceiling, one centre light fitting and one extractor fan.

- Bedroom 2 3.63m x 3.36m

A large double bedroom with one window overlooking the rear garden which includes a roller blind. The room has modern décor with high quality fitted units. Other features include carpet flooring, a stira staircase allowing access to the attic, one centre light fitting, four power points and one radiator.



- Bedroom 3 2.65m x 2.38m

A large single room that has one window overlooking the rear of the property including a roller blind and curtain rail. The room has carpet flooring, one centre light fitting, one radiator and four power points.

- Main Bathroom 2.0m x 2.0m

The family bathroom features a three piece suite with a modern pea-shaped bath. The room has impressive tiling throughout, an integrated tile shelf area and one window overlooks the front of the property. Other features include one centre light piece, one extractor fan, a wall-mounted mirror with integrated lighting and a steel heated towel rail.

Features

- 91.8 Sq.m / 988 Sq.Ft
- BER C2
- Year Built 1995
- GFCH
- Double glazed windows
- Modern fitted kitchen
- Built-in units in two bedrooms
- Superb tiling throughout
- Solid fuel stove
- Off-street parking for two vehicles
- Five-minute walk to the heart of Douglas and all it's amenities.

Directions

Please see Eircode T12 AE6A for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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