



Downey McCarthy

...the people you can trust

16 Templegrove, Castletreasure, Douglas, Cork.



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb, interior designed, three bedroom apartment situated in the heart of Douglas Village. This amazing property needs to be viewed to fully appreciate the internal finish, its light-filled accommodation and the spectacular space of approx. 102 Sq. M which sets it apart from most other apartments currently available on the market. With three spacious bedrooms and a stunning kitchen/living/dining area, the tasteful colour scheme and contemporary décor complements the high quality finish throughout and makes this the perfect property for modern, open plan living.

The property benefits from its picturesque setting bordering the superb Ballybrack Woods amenity walk which stretches from Donnybrook Hill to Douglas Village.



AMV: €295,000



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PSRA No. 002584

| FEATURES

- Approx. 102 Sq. M. / 1,100 Sq. Ft.
- Built in 2008
- BER B2
- Impeccably presented interior designed apartment
- Three spacious double bedrooms
- Superb dual aspect open plan kitchen/dining/living area & Bedroom 2
- Close to local amenities including schools, shopping centres, bars, restaurants, cafes and more
- Located adjacent to the renowned Ballybrack Woods (Mangala) amenity walk
- 10 minutes stroll to vibrant Douglas Village
- 2 Designated parking spaces included at underground & surface level
- Modern fitted kitchen with integrated appliances
- Spectacular tiling within the main & en-suite bathrooms
- Gas fired central heating
- Separate utility room located off the kitchen
- Rental potential of €2,000 per month
- Annual service charge of €2,372
- Internal lift allowing access from car park to Apartment floor

| RECEPTION HALLWAY

3.78m x 1.4m (12'4" x 4'5")

A bright and welcoming reception hallway features superb décor including recessed spot lighting and carpet flooring. The area has two power points, one telephone point and a built-in storage area.

| MAIN HALLWAY

1.2m x 5.27m (3'9" x 17'2")

The main hallway offers recessed spot lighting, one large radiator, one wall-mounted shelving unit, two power points, two storage areas and an intercom system for the main door to the complex.

| OPEN PLAN KITCHEN/DINING/ LIVING AREA

7.88m x 5.74m (25'8" x 18'8")

This magnificent dual aspect open plan room features a modern high gloss fitted kitchen with units at eye and floor level on both sides with contrasting walnut worktop counters and tiled splashbacks. The kitchen includes an integrated fridge freezer, oven, hob, extractor fan, dishwasher, stainless steel sink, and extractor hood and the area has tiled flooring. There is recessed spot lighting, 11 power points and one window to the rear of the property which floods the area with natural light.

The dining and living areas offer one window to the rear of the property and one window to the side, both featuring Venetian blinds. The area has superb, high quality laminate timber flooring, recessed spot lighting and feature centre light pieces. There are two radiators, eight power points, one television point, one telephone point, one thermostat control for the heating and a feature wall-mounted electric fireplace.



| UTILITY ROOM

1.75m x 2.57m (5'7" x 8'4")

The utility room which is located off the kitchen features tile flooring and built-in units corresponding with the kitchen at eye level with a walnut worktop. There is an integrated washing machine and dryer, one centre light piece, six power points, one television point, one telephone point, one extractor fan and the gas boiler is housed within this area.

| BEDROOM 1

3.2m x 3.53m (10'4" x 11'5")

A superb master bedroom has one window to the side of the property with a roller blind. The room has high quality décor with carpet flooring and built-in storage units. There is one centre light piece, one large radiator, a wall-mounted retractable vanity area, six power points and one telephone point.



| EN-SUITE

1.3m x 2.16m (4'2" x 7'0")

A magnificent en-suite bathroom features superb modern tiling throughout and a three piece suite including a double corner power shower. There is recessed spot lighting, an extractor fan and a heated towel rail.

| BEDROOM 2

3.6m x 3.8m (11'8" x 12'4")

A spacious dual aspect room is flooded with natural light and features attractive neutral décor and built-in storage units. Other features include carpet flooring, an attractive window seat overlooking the landscaped green areas and the picturesque Ballybrack woods, one centre light piece, one radiator, ample power points and one telephone point.



| BEDROOM 3

3.7m x 3.6m (12'1" x 11'8")

This room has one window to the side of the property overlooking the Ballybrack Woods and including a roller blind. The room is finished with carpet flooring, attractive décor, an alcove for free standing storage units, one radiator, one centre light piece, ample power points and one television point.



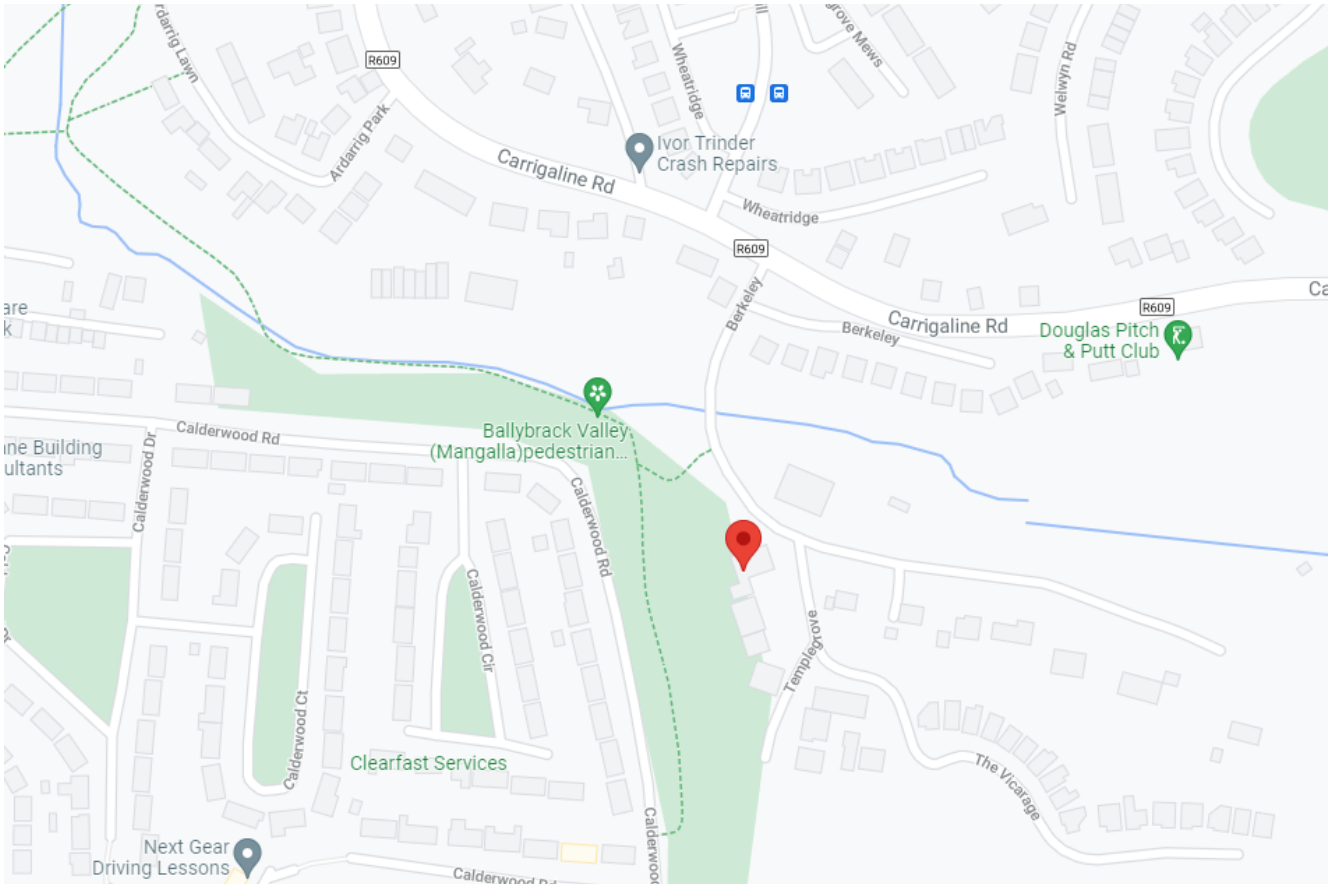
| BATHROOM

2.28m x 2.16m (7'4" x 7'0")

A magnificent family bathroom features a four piece suite including a pump action shower fitted over the bath. The room has recessed spot lighting, modern tiling, one extractor fan, one centre light piece and a heated towel rail.

| DIRECTIONS

Please see Eircode T12 FE44 for directions.



| ALL ENQUIRIES TO:

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