

For Sale by Private Treaty**7 The Circle, Broadale, Maryborough Hill, Douglas, Cork T12 Y23V**

No.7 The Circle comprises a semi-detached four bedroom house in the popular Broadale Estate on Maryborough Hill, which is convenient to every amenity.

Originally built c.1991, this property enjoys a pleasantly landscaped east facing rear garden and attached garage. The property has been well maintained over the years and is being sold in very good condition however some may consider it in need of minor redecorating.

Accommodation comprises Entrance Hall (with access to garage), lounge room, kitchen, dining room, utility, guest wc. First floor has four bedrooms (main bedroom en-suite) and a bathroom

**SEMI-DETACHED
4 BED - 3 BATH
120sqm (1,292sqft)**

BER C2

Viewings Strictly By Appointment

**Agent: Suzanne Tyrrell
Phone: 086 6079200**

Accommodation

Ground Floor

Entrance Hall

Laminate floor covering. Door to garage

Living Room (4.4m x 3.9m)

Carpet floor covering. Fireplace with marble surround. Double glazed door to dining room

Kitchen (4.5m x 3.7m)

Tiled floor. Fitted eye and floor level kitchen units incorporating plumbing for dishwasher and electric cooking.

Door to Dining room

Door to Utility

Dining room (3.1m x 4.0m)

Carpet floor covering

Utility room

Tiled floor. Plumbing for washing machines

Gas boiler. Door to rear

Guest WC with toilet and wash hand basin

Garage (2.5m x 4.4m)

With up/over metal garage door

First Floor

Bedroom 1 (2.9m x 3.4m)

Carpet floor covering. Three door fitted wardrobes

En-suite with tiled floor and shower enclosure, shower, wc and wash hand basin

Bedroom 2 (2.9m x 2.8m)

Carpeted. Three door fitted wardrobe

Bedroom 3 (3.1m x 2.8m)

Carpeted. Three door fitted wardrobe

Bedroom 4 (3.1m x 1.9m)

Carpeted. Two door wardrobe (over stair bulk-head). Single bedroom

Bathroom With bath, wc and wash hand basin

Hot press shelved for storage

Features

- Gas Fired central heating
- PVC windows
- Garage

