

## 1 Amberley Drive, Grange, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned two bedroom detached bungalow, which is situated on a private south facing corner site in the highly desirable residential of Amberley, Grange, Douglas, Cork. The property boasts an impressive interior with an attractive colour palette, a modern fitted kitchen together with a recently modernised family bathroom with a walk-in shower area. The generous sized site allows for future development if required. The property represents an excellent opportunity for a first time buy to get onto the property ladder, or someone looking to trade down to acquire a bungalow within a mature residential address with all amenities within walking distance.

Accommodation consists of reception hallway, living room, kitchen/dining area, two double bedrooms, en suite bathroom and main family bathroom.

Viewing comes highly recommended to appreciate what this superb property has to offer.

**AMV: €325,000**

**BER D1**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 58 Sq. M. / 625 Sq. Ft.
- Built in 1992
- BER D1 with potential to increase to B2
- Gas fired central heating with a modern energy efficient boiler
- Sunny south facing rear garden which is fully enclosed and not overlooked
- Double glazed teak windows
- Two spacious double bedrooms / 1 x en suite bathroom
- Modern fitted kitchen
- Recently modernised family bathroom
- Newly repainted
- Off street parking for 2-3 cars
- Sought after mature residential development
- Close proximity to Aldi/Supervalu, Douglas Village and all essential and recreational amenities
- Positioned on the 206 bus route
- Ideal first time buy/trade down

## | RECEPTION HALLWAY

3.35m x 2.66m (10'9" x 8'7")

An open porch allows access to a teak door with top glass panelling. The neatly presented hallway features attractive tile flooring, two light pieces, one large radiator, one power point and a hot press which is shelved for storage. The area has an alarm control panel and an access hatch to the attic.



## | LIVING ROOM

3.75m x 4.47m (12'3" x 14'6")

A superb main living room has attractive décor, laminate timber flooring and a sliding door allowing access to the south facing rear garden. The room has recessed spot lighting, covings around the ceiling, a fireplace with gas insert, one large radiator, seven power points, two television points and two telephone points. A door from the room allows access to a kitchen/dining area.



## | KITCHEN/DINING

3.15m x 3.15m (10'3" x 10'3")

The kitchen/dining area is accessed via the hallway or from the living room. The kitchen has one window overlooking the rear garden, tile flooring and impressive modern fitted units finished in a prague ivory colour scheme at eye and floor level in an L-shape with extensive worktop counter space and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine and dishwasher, a stainless steel bowl and a half sink and space for an integrated fridge/freezer. Throughout the room there is one radiator, one centre light piece, dining space and eleven power points.



## | BEDROOM 1

3.15m x 3.05m (10'3" x 10'0")

A spacious double bedroom has one window to the front of the property including a Venetian blind. The room has attractive décor, high quality laminate timber flooring and built-in units from floor to ceiling. There is one radiator, two wall-mounted light pieces, five power points and one television point. A door from the room allows access to the en suite bathroom.



## | EN SUITE

2.4m x 0.8m (7'8" x 2'6")

The en suite features a three piece suite with a Bristan electric shower fitted within the shower cubicle. There is one window to the side of the property, floor and wall tiling, one extractor fan, one centre light piece and one wall-mounted light piece.

## | BEDROOM 2

3.75m x 2.4m (12'3" x 7'8")

A spacious double bedroom has one window to the front of the property including a Venetian blind. The room has high quality laminate timber flooring, one radiator, one centre light piece and five power points.



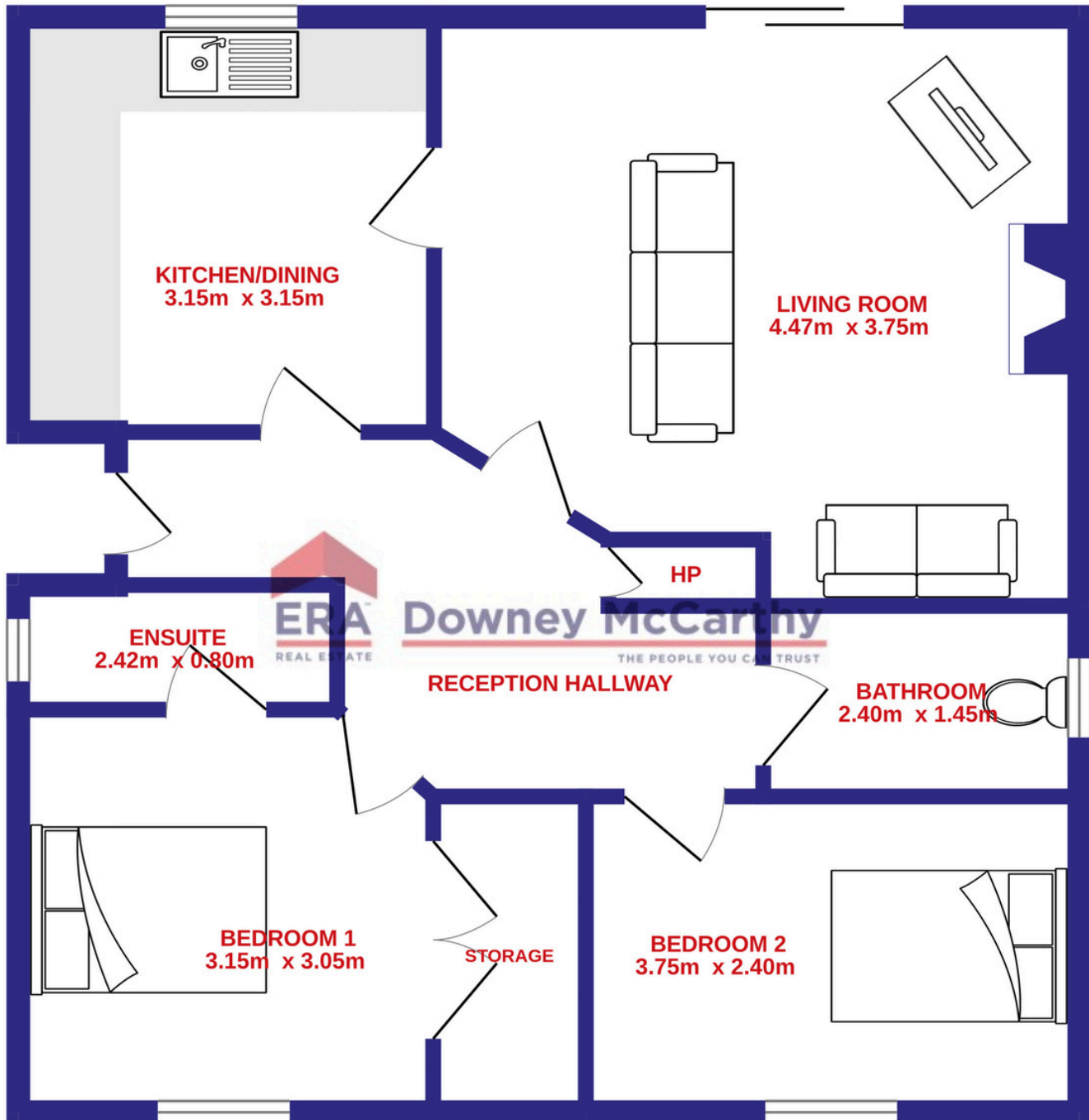
## | BATHROOM

2.4m x 1.45m (7'8" x 4'7")

A recently modernised family bathroom features a three piece suite including a walk-in shower area incorporating a Mira shower. There is one window to the side of the property, impressive tiling throughout, one centre light piece, one wall-mounted light piece, one extractor fan and a one radiator.



# | FLOOR PLAN



## | GARDENS AND EXTERIOR

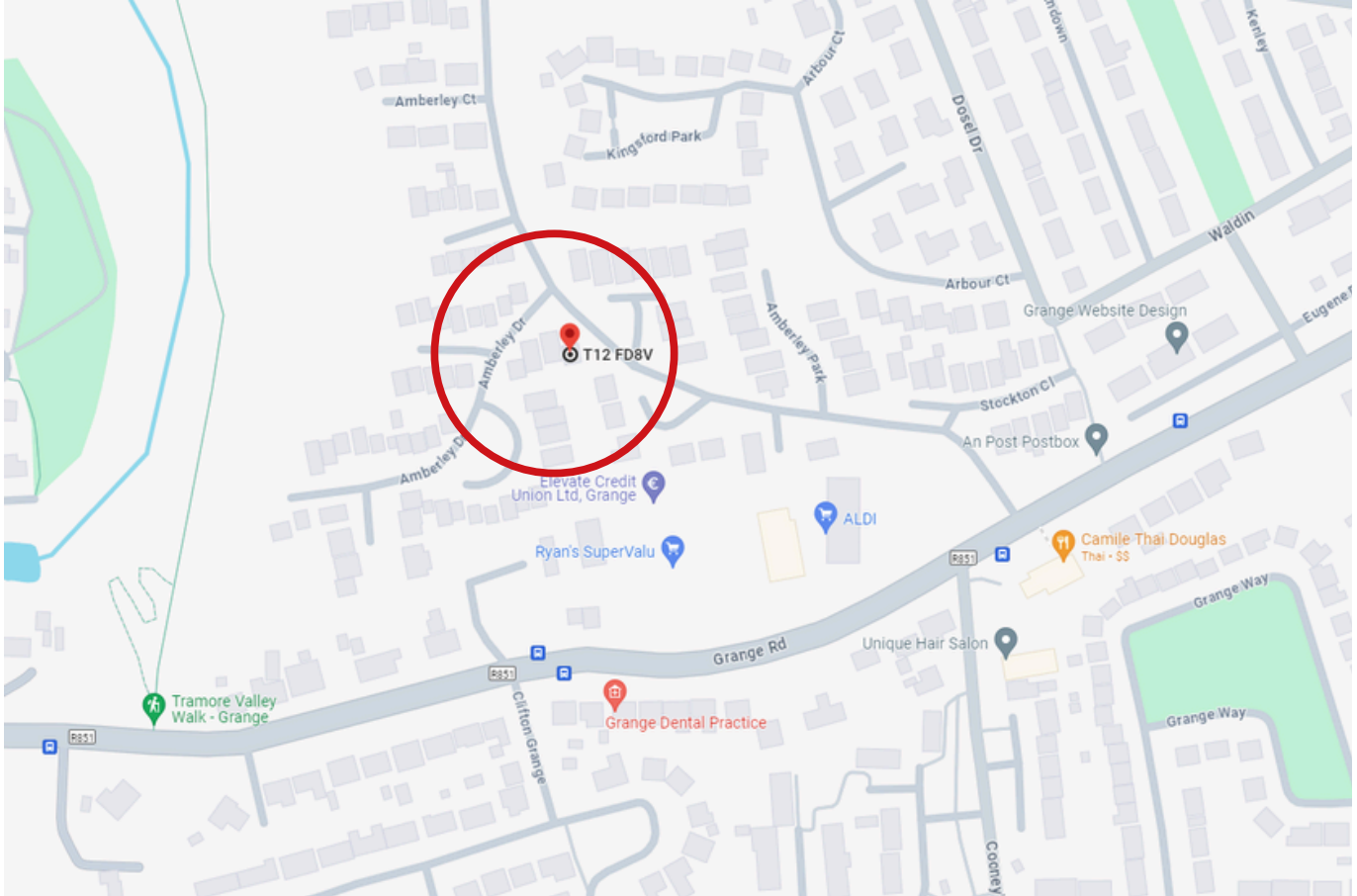


The front of the property has a concrete driveway which will facilitate off street parking for two to three cars. Upon entering the driveway, mature shrubs and plants are scattered throughout. A secure gate allows access to the rear garden.

The rear of the property boasts a superb, sunny south facing rear garden which is laid to lawn, fully enclosed and not overlooked.

## | DIRECTIONS

Please see Eircode T12 FD8V for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV

**087 7522244**

**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**

THE PEOPLE YOU CAN TRUST

**Disclaimer:** 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.