

# 21 Manor Avenue, Maryborough Ridge, DOUGLAS, CORK.



**Howard**  
Auctioneers, Estate Agents & Valuers

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## 3 Bedroom Duplex

Dan Howard & Co. Ltd Auctioneers are delighted to offer for sale 21 Manor Avenue in Maryborough Ridge in Douglas, at the top of Maryborough Hill. This is a beautiful listing and we expect much interest.

The property is privately owned and very well cared for. The new owner will have to do nothing, just move in the furniture, nespresso machine and you are home!!

There is a living room, kitchen/dining room, WC, Broom Cupboard, 3 spacious bedrooms, (one being used as home office) large ensuite and a bathroom.

This property would be ideal for first time buyers or would be an excellent investment.

IT WON'T BE AROUND FOR LONG, SO CALL DAN HOWARD AUCTIONEERS FOR A VIEWING TODAY.







## PROPERTY DETAILS:

Hallway:

Living Room: **5.5m X 3.8m**

Kitchen: **3.6m X 2.9m**

Dining: **3.6m x 3.0m**

WC:

Master Bedroom: **3.8m X 3.7m**

Ensuite: **2.8m x 1.9m**

Bedroom 2: **3.3m x 3.3m**

Bedroom 3: **3.2m x 2.3m**

Bathroom: **2.1m x 1.9m**

BER: **BER B3**

## ASKING PRICE:

**€290,000**



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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