



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Casey and Kingston are delighted to present this wonderful 3-bed home which has been beautifully upgraded by its current owners. The property is very centrally located just off Maryborough Hill, Douglas, minutes from access to the South Link Road Network. Douglas village, with all its amenities; schools, shops, restaurants and pubs is within walking distance.

The property is situated in a mature, child friendly cul de sac which has pedestrian access to the Rochestown Road through the Rochestown Rise Estate. The No 220 and 216 bus routes pass the estate.

Viewing is a must to truly appreciate this wonderful home.

22, Delfern Grove, Maryborough Hill, Douglas, Cork T12 PKVO
Advised Market Value (AMV) €295,000

For Sale
by Private Treaty



Entrance Hall:

Double glazed sliding door access to small porch.
Mahogany front door. Entrance hall includes laminate wood flooring.

Living Room:**4.16 X 4.05m**

Spacious room with newly fitted inset Pierce Multi fuel Stove. Cast iron fireplace with oak wooden mantle.
Semi solid oak flooring. Ceiling rose and cornicing.

Guest WC

WC and Wash hand basin.

**Kitchen /Dining Area****6.11 X 3.59**

Wonderful open plan kitchen/dining area which has been upgraded recently by the present owners. Hand made bespoke 6.5 ft ivory kitchen island/breakfast bar and matching handmade country dresser. Cream kitchen floor and wall units with dark wood counter top. Freestanding oven and hob with over head extractor fan. Single sink unit with mixer tap. Cream floor tiles.

Double patio doors to patio area to private rear garden.

Utility Room**2.12 X 1.93m**

Fully tiled floor. Plumbed for dishwasher washing machine and dryer. Large fridge freezer.

1st FLOOR**Master Bedroom****4.12 X 3.05m**

Spacious bedroom with wall to wall fitted wardrobes with built in dressing table. Laminate flooring. There are views from this window over the lovely wooded area to the rear of the property.

Ensuite

Recently upgraded by current owners. Fully tiled floor to ceiling. Shower unit including electric shower. Wash hand basin and WC.

Bedroom 2**3.71 X 2.69m**

Double bedroom with extensive fitted wardrobes. Laminate flooring.

Bedroom 3/Office**3.22 X 2.72m**

Currently being used as an office. Solid pine wood floor. Built in wardrobes.

Bathroom**2.3 X 2.0m**

Fully tiled floor to ceiling bathroom with shower unit and electric shower, WC and wash-hand basin.

Attic:

The attic is floored with a Stira access stairs.

Airing Cupboard

Fully shelved space with fully insulated immersion water heater.



Outside:

Front Garden: The front garden has been upgraded to include off road parking for 2 cars . There is a gated side entrance to the rear garden.

Rear Garden: There is access from the dining area to a totally private and very spacious rear garden. This includes a patio area and a block built garden shed. The rest of the garden is laid out in lawns with views of a beautifully mature woodland area.

Total Floor Area: 1,173sq ft (109 sq m)

BER Details:

BER: C3

BER No: 105178610

Energy Performance Indicator:

213.66kWh/m²/yr

Features:

- Very central location, just minutes drive from the South Link Road Network and Douglas Village
- Child friendly cul de sac
- Walk-in condition throughout, the current owners having upgraded the property
- Beautiful kitchen dining room with breakfast bar
- uPVC Double glazed windows throughout
- Private rear garden with patio area and shed.
- Gas fired central heating .
- All curtains, blinds (including new blackout blinds and wooden shutters) and light fittings are included with the sale. Also Pierce multifuel stove in living room.

INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS

CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK

CONDITIONS TO BE NOTED

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.

The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself 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