

35 The Borough, Maryborough Hill, Douglas, Cork City



ERA Downey McCarthy are delighted to bring this super three bed townhouse to the market. No. 35 is situated at the summit of Maryborough Hill commanding impressive panoramic views overlooking Cork City.

This property would make an ideal first time buy or investment property.



€250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.97m x 3.75m

An open porch area allows access to a solid teak front door which in turns leads to the hallway. This is a good spacious hallway with one centre light fitting, radiator, tiled flooring, alarm control point, two power points, one phone point and solid wood doors leads to all rooms.

- Living Room 3.88m x 6.75m

This is a super room with a dual aspect as we have one window to the front and French doors to the rear. The room has two centre light fittings, a most attractive feature fire place, wood flooring throughout, ample power points, one radiator, controls for the heating, the gas boiler is also housed here. A door leads back into the kitchen/dining and french doors leads out to the rear.



- Kitchen/Dining 3.11m x 4.18m

This is a super fitted kitchen with a space for an integrated oven, hob and extractor fan, dishwasher, washing machine/dryer, two centre light fittings, breakfast bar, stainless steel sink, tiled flooring and a glass panelled door leads back out to the hallway.



- Guest W.C 1.84m x 0.94m

This ground floor w.c. has a two piece suite, tiled flooring and one centre light fitting.

- Stairs and landing 3.65m x 1.86m

Stairs and landing has been fitted with carpet flooring throughout. On the landing we have access to the attic through a pull down stairs, hot press and one smoke detector.

- Bedroom 1 3.98m x 3.62m

A spacious double bedroom has a glass box window over looking the rear of the property giving rural countryside views. The room has one radiator, one centre light fitting and a doorway off the room allows access to the en-suite.



- En Suite

En-suite features one centre light fitting, one extractor fan, fitted electric shower, fitted cabinet, one radiator, towel rail, globe light fitting and fully tiled walls and floors.

- Bedroom 2 3.66m x 2.85m

Another double bedroom comes with a fitted wardrobe and one large window to the front of the property with captivating views overlooks the city. One radiator, one centre light fitting and solid flooring.



- Bedroom 3 2.91m x 2.72m

This room has one centre light fitting, one radiator, solid flooring and one window to the front of the property.



- Bathroom 2.27m x 1.76m

The bathroom features a three piece suite. The room has one radiator, fitted towel rail, fitted cabinet, fully tiled walls and floor, one window over looking the rear with Venetian blind and globe light fitting.

Features

- Approx. 86m2 (926 sq. ft.)
- Well presented and maintained
- Modern fitted kitchen
- Zoned natural gas heating
- Fitted wardrobes in the two double bedrooms
- Solid Oak internal doors throughout
- Solid Oak finished skirtings and architraves
- Downstairs Loo

Directions

Please see Eircode T12 FHT3 for directions.



Michael Downey
60 South Mall, Cork
087 7777117
michael@eracork.ie

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.



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