

## 7 Maryborough Green, Maryborough Hill, Douglas, Cork

**BER E2**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented one bedroom apartment positioned in the much acclaimed development of Maryborough Green, Maryborough Hill, Douglas. Positioned within a quiet mature residential development the property is a short stroll from Douglas village and all local amenities including Bars, Restaurants and two shopping centres.



**AMV: €175,000**

PSRA Licence No. 002584

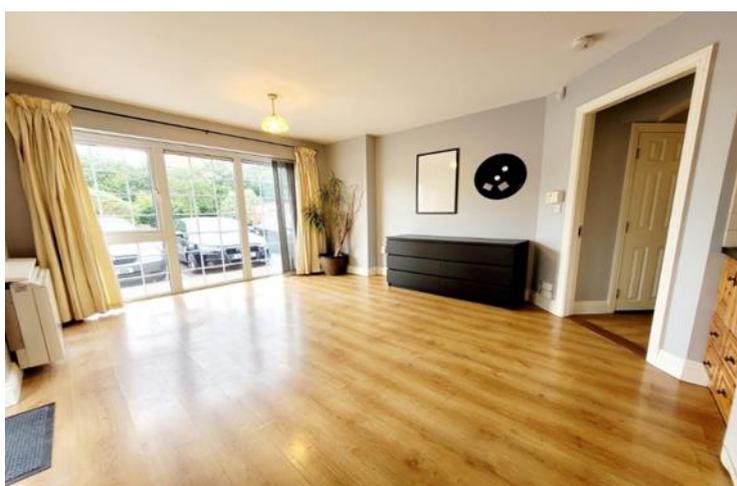
## Accommodation

- Kitchen/Dining/Living area 5.22m x 3.72m

A teak door with glass centre panelling allows access to a superb open plan Kitchen/Dining/Living area.

This bright and spacious open plan room has an array of glazed panels to the front of the property flooding the room with natural light and over looking the courtyard in Maryborough green. The room has superb laminate timber flooring throughout and attractive décor.

The kitchen which is located at the rear of the room features solid pine units at eye and floor level with extensive worktop space and a tiled splash back. The kitchen includes a stainless steel sink, plumbing for a dishwasher, space for a fridge freezer and an integrated oven, hob and extractor fan. There are eleven power points, one telephone point, two TV points and an electric radiator within the room.



- Hallway 2.5m x 1.5m

A door from the kitchen allows access to the main hallway. The hallway allows direct access to the bedroom, bathroom and includes a hot press/storage area. The hall offers attractive décor, laminate timber flooring, one centre light piece, one heater and a thermostat control for the heating.

- Bedroom

3.1m x 5.3m

This spacious double bedroom has attractive décor throughout with high quality laminate flooring and impressive built-in storage units. The room has one window and a PVC door with glass panelling to the side of the property which include a curtain rail and curtains. There is one radiator, five power points and two TV points.



- Family Bathroom

3.1m x 1.9m

The bathroom features a two piece suite and a corner shower area incorporating a mains operated shower. The room is tiled floor to ceiling, has one centre light piece, one wall mounted light piece, one wall mounted heater and an extractor fan.

Utility area:

Located within the bathroom is a cleverly housed utility area offering space for a washing machine & dryer.



## Features

- Superb 1 bedroom ground floor apartment
- Unrivalled residential address in the heart of Douglas
- Potentially rental income of €1300 per month
- 5 minute walk to all local amenities inc Douglas Court and Douglas Village shopping centre's, Bars & Restaurants
- Approx. 455 Sq Ft
- Built in 2003
- Electric heating
- Modern fitted kitchen
- Spacious family bathroom with a separate utility area
- Double glazed windows
- Annual Management fee of Approx. €650 to inc block insurance, Refuse collection & General maintenance

## Directions

Please see Eircode T12PC6C for directions.



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