

## 4 The Close, Maryborough Ridge, Douglas, Cork



ERA Downey McCarthy are delighted to present to the market this well-presented and superbly located two bedroom terraced property, situated within a quiet cul-de-sac in the Maryborough Ridge development, Maryborough Hill, Douglas. It is close to a host of amenities including schools, golf and soccer clubs, shopping centres, shops, bars and restaurants as well as being within easy access of Douglas Village and the South Link Road Network.

Accommodation consists of living room, guest w.c, and kitchen/dining area on the ground floor. Upstairs the property offers two spacious double bedroom and the main family bathroom.

**AMV: €350,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 74.12 Sq. M. / 798 Sq. Ft.
- Built in 2006
- BER C1
- Two double bedrooms
- Attractive neutral décor throughout
- Enclosed garden to the rear with patio area
- Much sought after location
- Quiet cul-de-sac
- Close to a host of amenities including schools, golf and soccer clubs, shopping centres, shops, bars and restaurants

## | LIVING ROOM

4.38m x 4.82m (14'3" x 15'8")

A teak front door with frosted glass panelling opens on to an area with tile flooring, and leads you directly in to the main living room. This spacious main living room has two windows to the front of the property, timber flooring, neutral décor, a feature fireplace with stove insert, one centre light fitting, two radiators, and a door allowing access to the guest w.c.



## | GUEST W.C

1.67m x 0.84m (5'4" x 2'7")

The guest w.c features a two piece suite, tile flooring, tile splashback, one radiator, one centre light fitting, and attractive neutral décor.



## | KITCHEN/DINING

3.76m x 4.79m (12'3" x 15'7")

The open plan kitchen/dining area has modern tile flooring throughout, neutral décor, recessed spot lighting, extensive dining space, one radiator, one window overlooking the rear garden, and double doors allowing access to same. The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tile splashback, integrated oven/hob/extractor fan, space for a washing machine, plumbing for a dishwasher, and a built-in fridge freezer.



## | STAIRS AND LANDING

2.05m x 3.44m (6'7" x 11'2")

The stairs and landing have fitted with carpet flooring throughout. At the top of the landing there is access to a hot press which is shelved for storage.



## **| BEDROOM 1**

2.78m x 4.79m (9'1" x 15'7")

This spacious double bedroom has two windows to the rear of the property, timber flooring, one radiator, plenty of space for wardrobe units, one centre light fitting, one radiator, and neutral décor.



## **| BEDROOM 2**

2.32m x 3.66m (7'6" x 12'0")

Another double bedroom has one large window to the front of the property, timber flooring, one large radiator, plenty of space for wardrobe units, one centre light fitting, a Stira staircase allowing access to the attic, and neutral décor.



## **| MAIN BATHROOM**

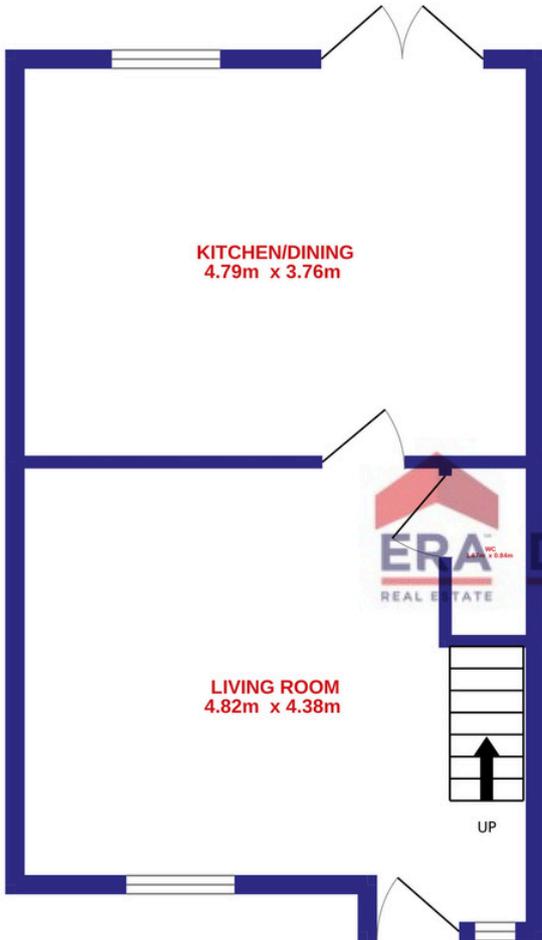
1.82 x 2.61m (5'9" x 8'5")

The main family bathroom features a four piece suite including a Mira Elite QT electric shower fitted over the bath, floor and wall tiling, one radiator, one centre light fitting, access hatch to the attic, and attractive neutral décor.

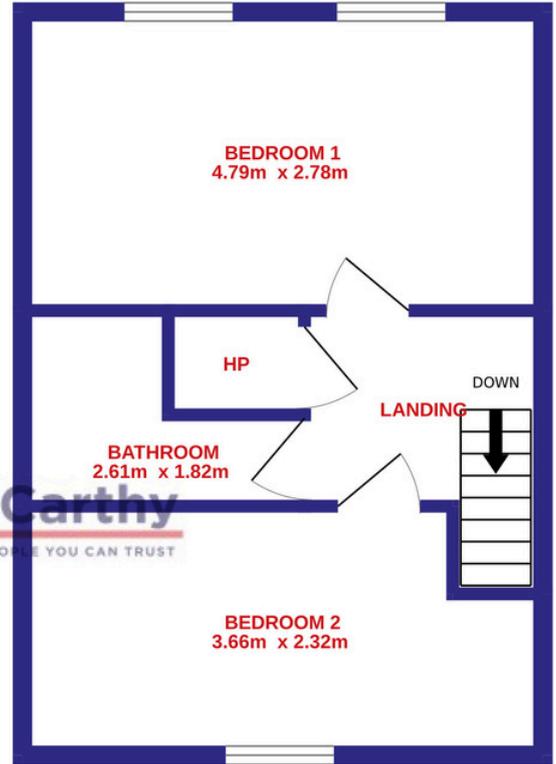


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



**EPA** REAL ESTATE  
**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

## | GARDENS AND EXTERIOR

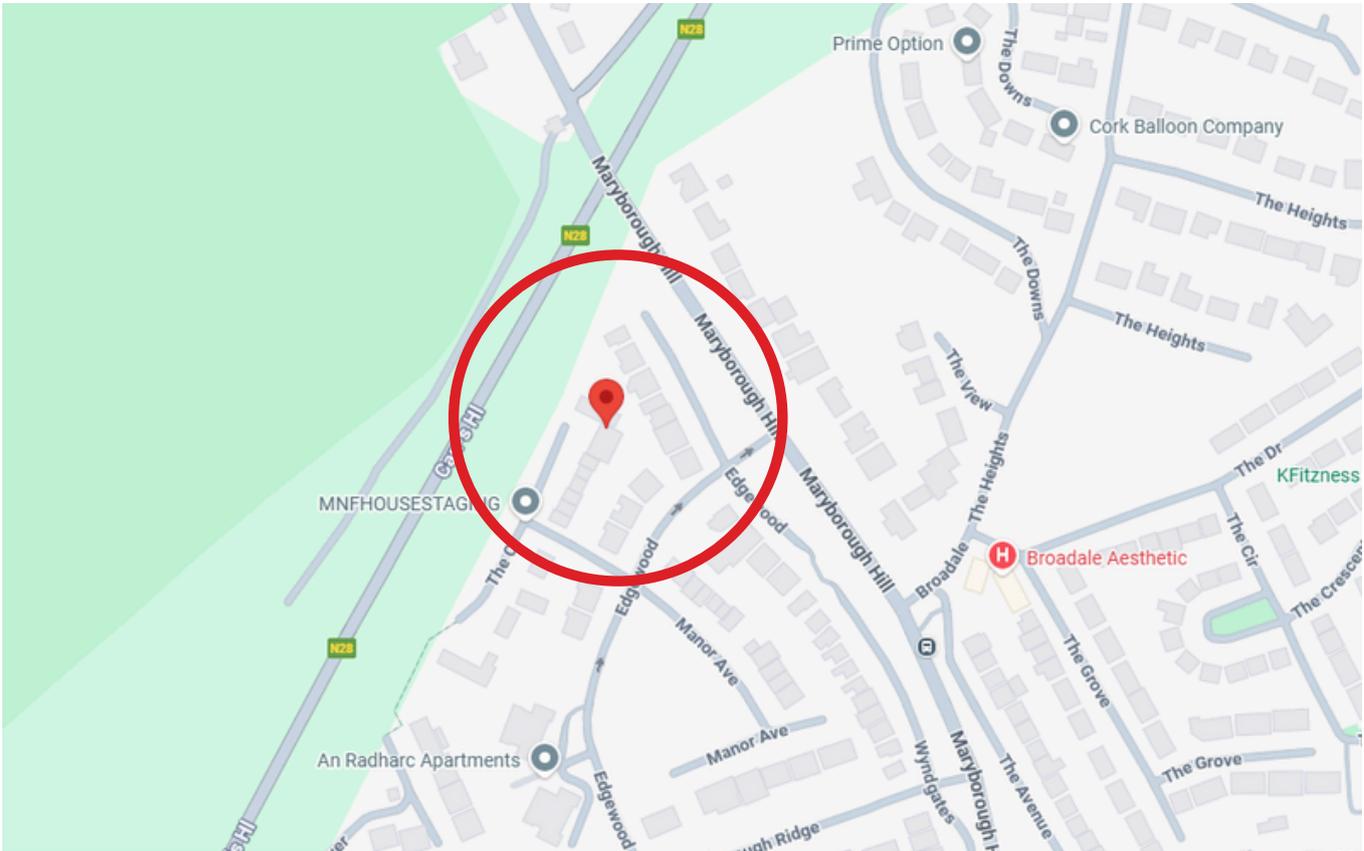


A footpath with mature shrubs and plants to either side allow access to the front of the property.

The rear of the property is fully enclosed with timber fencing and block built walls. There is a patio area, and a garden which is laid to lawn. There is also a Barna shed included as part of the sale which is ideal for storage.

## | DIRECTIONS

Please see Eircode T12 V0AX for directions.



## | ALL ENQUIRIES TO:



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