

Eastview, Ardarrig Park, Carrigaline Road, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this superbly positioned three bedroom detached bungalow, which is situated in a much sought after area, within walking distance of Douglas village and all essential and recreational amenities. The property offers immense potential to create a wonderful family home with a bright sunny aspect, and a spacious garden as well as an adjoined garage which could easily be converted to add further living space to the property if required.

Accommodation consists of porch, reception hallway, living room, three bedrooms, one bathroom, and a bright open plan kitchen/dining area plus access to the garage.

AMV: €375,000



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PSRA No. 002584

| FEATURES

- Approx. 104.46 Sq. M. / 1,124 Sq. Ft.
- Built in 1940's approx.
- BER G
- Three bedrooms
- Lovely private and mature site
- Adjoined garage
- South-west facing rear aspect
- Superb location just a 10 minute walk to Douglas Village
- Close to all essential and recreational amenities
- Easy access to the N28 road network & Carrigaline
- Title is Freehold

| PORCH

1.16m x 1.24m (3'8" x 4'0")

A teak door with glass paneling allows access into the porch area. The porch has tile flooring, centre light fitting, and an electrical board. A wooden door with frosted glass panelling allows access into the main reception hallway.



| RECEPTION HALLWAY

2.63m x 3.79m (8'6" x 12'4")

The reception hallway has carpet flooring, one radiator, one centre light fitting, and neutral décor.



| LIVING ROOM

3.96m x 3.36m (12'9" x 11'0")

The dual aspect main living room has one window overlooking the rear of the property, and one window to the side, allowing in extensive natural light. The room has a feature fireplace with an open insert, a large radiator, plenty of space for a suite of furniture, and carpet flooring.



| MAIN BATHROOM

1.88m x 1.8m (6'1" x 5'9")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T90Z electric shower. There is an access hatch to the attic, fully tiled walls and floors, and a centre light fitting.



| REAR HALL

2.98m x 2.96m (9'7" x 9'7")

The rear hall has carpet flooring, centre light fitting, radiator, access to the hot press, access to the adjoined garage, a window overlooking the rear of the property, and a door allows access to the kitchen/dining area.



KITCHEN/DINING ROOM

3.96m x 4.79m (12'9" x 15'7")

The extended kitchen/dining room features solid fitted units at eye and floor level with an extensive workshop counter and tile splashback. This dual aspect room has ample space for a dining table, one window overlooking the rear, one window to the side, centre light fitting, radiator and vinyl flooring. The kitchen includes an oven/hob/extractor fan, plumbing for a washing machine, and a stainless steel sink. A door from here allows access to the rear garden.



BEDROOM 1

3.14m x 3.71m (10'3" x 12'1")

A spacious double bedroom has one window overlooking the front of the property, a built-in wardrobe unit for storage, centre light fitting, radiator and carpet flooring.



| BEDROOM 2

3.13m x 3.72 (10'2" x 12'2")

Another spacious double bedroom has one window overlooking the front of the property, a built-in wardrobe unit for storage, centre light fitting, one radiator and carpet flooring.



| BEDROOM 3

3.06m x 2.23m (10'0" x 7'3")

A large single bedroom has one window to the rear of the property, built-in wardrobe unit for storage, centre light fitting, radiator and carpet flooring.



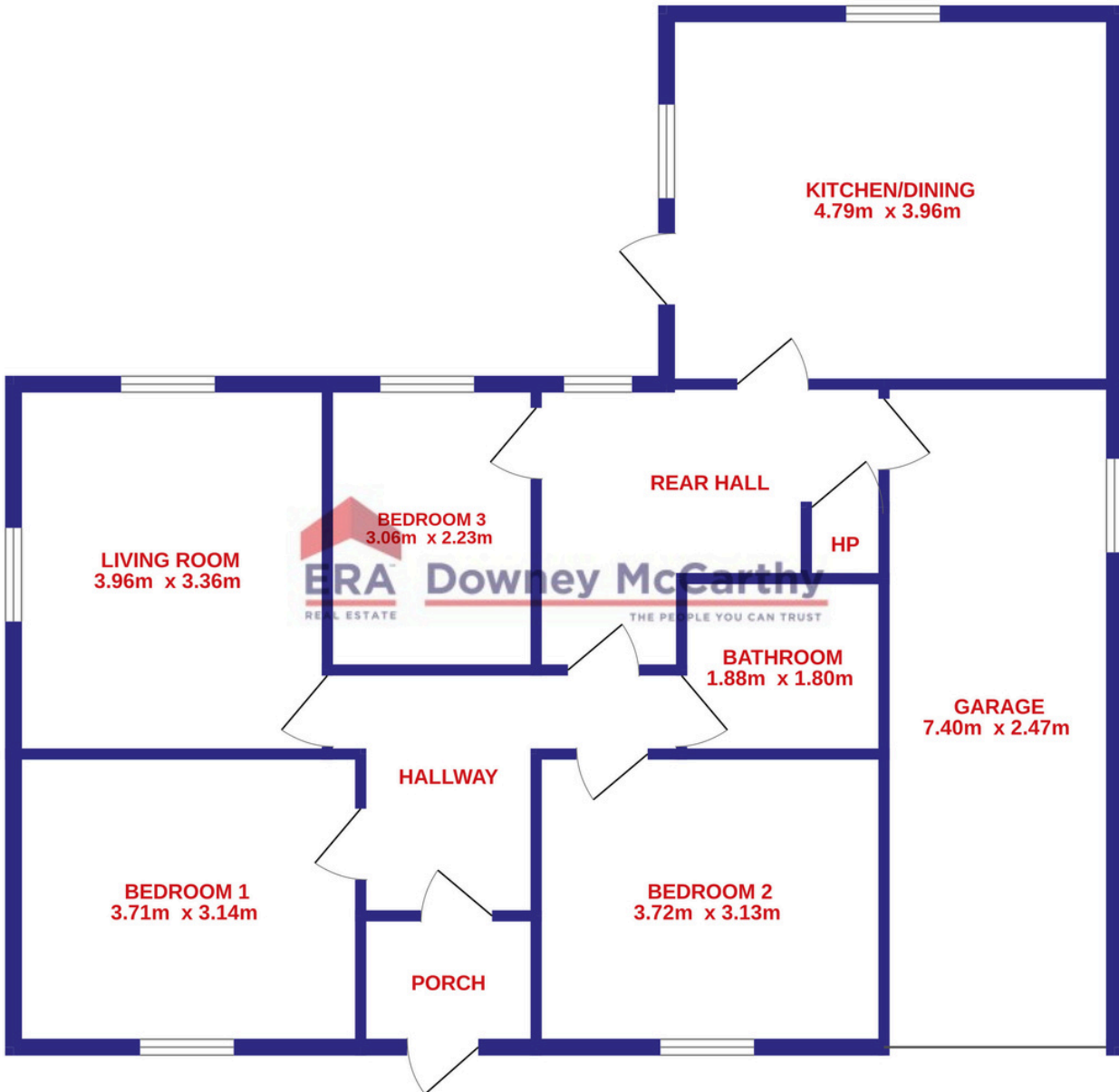
| GARAGE

7.4m x 2.47m (24'4" x 8'1")

A very large and spacious garage that offers immense potential for conversion to further living space. At present it can accommodate parking for one vehicle, there is one window to the side of the property, one centre light fitting and concrete flooring.



| FLOOR PLAN



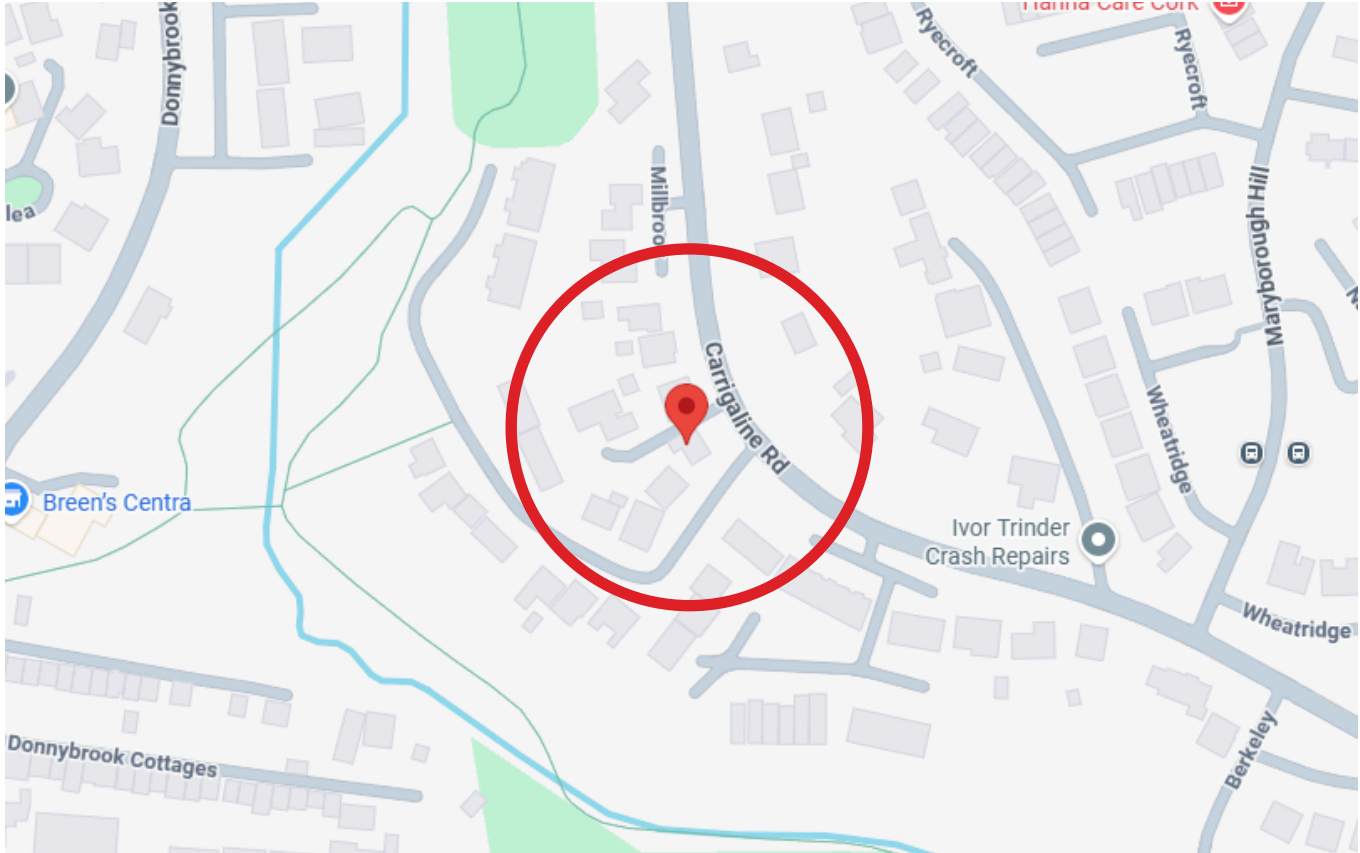
| GARDENS AND EXTERIOR



The front of the property is fully enclosed with block built walls and accessed via a secure gate. There is a gravel driveway that can accommodate off street parking for two vehicles, which leads to the adjoined garage. There is a mature garden to the front, which is laid to lawn, and a footpath leads to the front door. There is a spacious side garden which is also laid to lawn and a side gate leads to the rear of the property where there is a patio area and a garden area.

| DIRECTIONS

Please see Eircode T12 F77H for directions.



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