

## 13 Ashdene, South Douglas Road, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented and ideally located three bedroom semi-detached property, situated within a sought after and mature residential estate off the South Douglas Road. The property offers spacious bedroom and living accommodation, a superb rear garden and south facing aspect, and a convenient location within walking distance of Douglas Village and all essential and recreational amenities.

Accommodation consists of porch, reception hallway, living room, home office, kitchen/dining area, utility room and shower room on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

**AMV: €450,000**

**BER C**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Beautifully presented family home
- Approx. 106.8 Sq. M. / 1,150 Sq. Ft.
- Built in 1985
- BER C
- Double glazed PVC windows
- Gas fired central heating - new boiler installed 3 years ago
- Three spacious bedrooms
- South facing rear aspect
- Fantastic location close to a host of amenities including primary and secondary schools, shopping centres, shops, banks, restaurants
- Mature residential estate
- Overlooks a green area to the front
- Off street parking

## | PORCH

0.85m x 1.63m (2'7" x 5'3")

The porch has tile flooring, brick walls to either side, and a solid wood door with frosted glass panelling allowing access to the main reception hallway.

## | RECEPTION HALLWAY

4.85m x 1.8m (15'9" x 5'9")

This welcoming reception hallway features high grade laminate flooring, vintage style radiator, smoke detector, one centre light piece, fibre broadband point, under stair storage, and three power points.



## | LIVING ROOM

4.44m x 3.28m (14'5" x 10'7")

A superb main living room has high grade laminate flooring, attractive neutral décor, one radiator, one window to the front of the property, one centre light piece, a feature fireplace, and twelve power points.



## | HOME OFFICE

2.89m x 2.73m (9'4" x 8'9")

This versatile room has high grade laminate flooring, one window, one centre light piece, six power points, one radiator.



## | KITCHEN/DINING

3.64m x 7.87m (11'9" x 25'8")

The superb and spacious kitchen/dining area has high grade laminate flooring throughout, attractive neutral décor, two smoke detectors, carbon monoxide detector, recessed spot lighting, three light pieces, four LED spot lights, and double doors lead out to a superb rear deck.



The kitchen features solid fitted units at eye and floor level in an attractive colour scheme with marble effect worktop counter and brick effect ceramic tile. The kitchen has twelve power points, two single ovens, five ring gas hob, extractor fan, one window to the rear, a breakfast bar, and an integrated dishwasher.



The dining area has one radiator, a solid fuel stove, and eight power points.

## **| UTILITY ROOM**

1.48m x 2.86m (4'8" x 9'3")

The utility room has attractive vinyl flooring, one centre light piece, fuse box, carbon monoxide detector, wall tiling, and a PVC door with frosted glass panelling allowing access to the side of the property. The Glow-Worm gas boiler is housed within this room.



## **| SHOWER ROOM**

0.88m x 2.71m (2'8" x 8'8")

The downstairs shower room features a three piece suite including a shower cubicle incorporating a Mira Jump electric shower, one window, one radiator, wall tiling, attractive vinyl flooring, and one centre light piece.



## | STAIRS AND LANDING

3.32m x 1.94m (10'8" x 6'3")

A timber staircase with attractive carpet runner leads to the first floor landing. The landing area has painted tongue and groove flooring, access hatch to the attic, access to the hot press, a carbon monoxide alarm, and one centre light piece.



## | BEDROOM 1

3.73m x 3.13m (12'2" x 10'2")

This spacious double bedroom has one window to the front of the property, attractive built-in storage units, one centre light piece, two wall-mounted light pieces, tongue and groove flooring, one radiator, and four power points.



## | BEDROOM 2

3.6m x 2.91m (11'8" x 9'5")

Another generous sized double bedroom has one window to the rear of the property, tongue and groove flooring, one radiator, one centre light piece, space for freestanding wardrobes, and six power points.



### | **BEDROOM 3**

2.47m x 2.16m (8'1" x 7'0")

This single bedroom has one window to the front of the property, one centre light piece, tongue and groove flooring, one radiator, and two power points.



### | **BATHROOM**

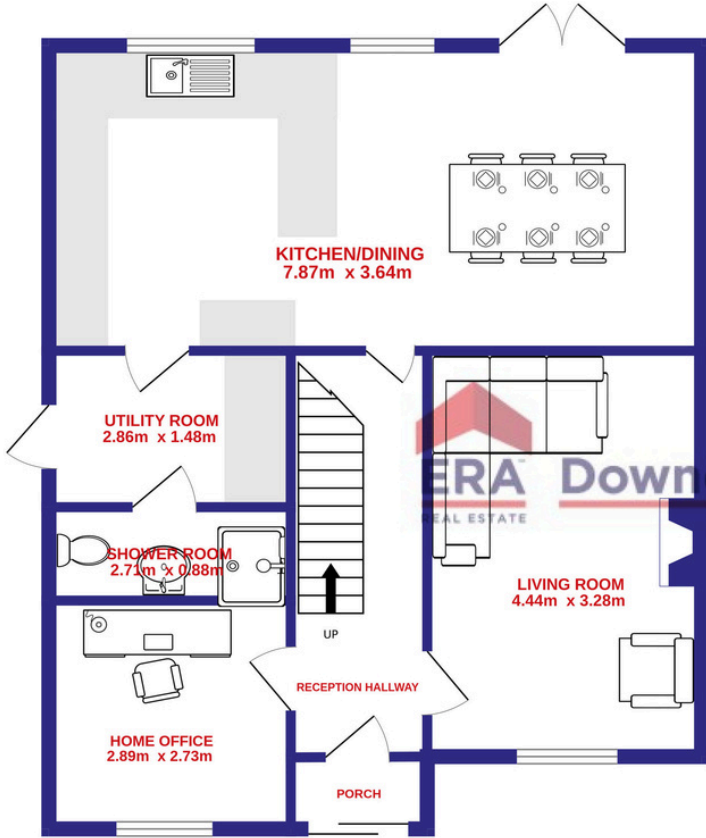
2.03m x 1.95m (6'6" x 6'3")

The beautifully appointed main family bathroom features a four piece suite including a mains operated rainfall shower head fitted over the bath, bespoke sink, attractive floor and wall tiling, one frosted window to the rear, air vent, and one centre light piece.

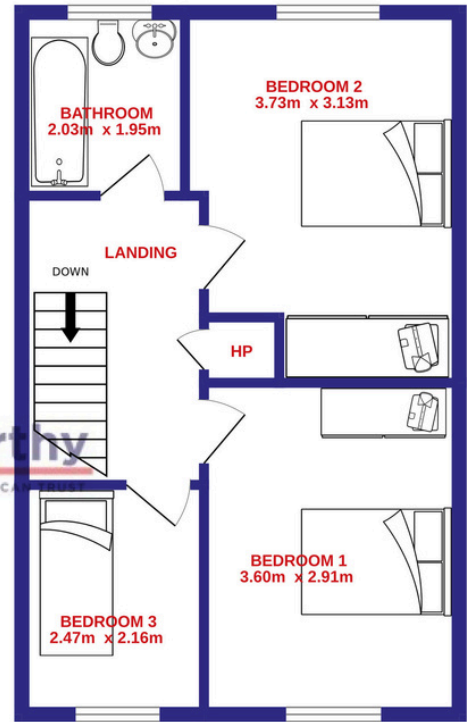


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy  
REAL ESTATE  
THE PEOPLE YOU CAN TRUST

## | GARDENS AND EXTERIOR

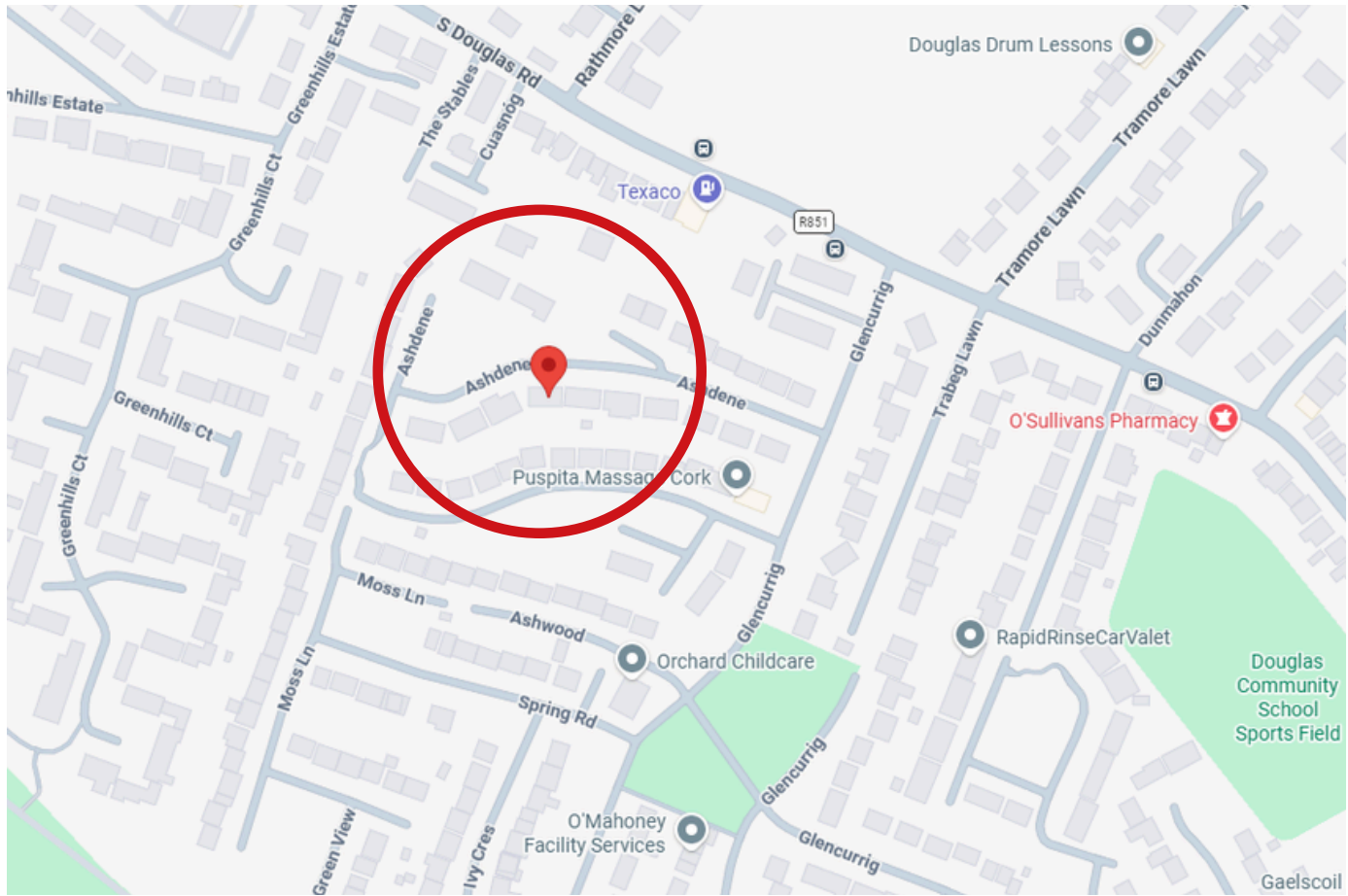


The front of the property is fully enclosed with brick built walls. There is a driveway to accommodate off street parking and garden areas to either side are laid to lawn with mature shrubs and plants throughout.

The rear of the property is fully enclosed and has a superb decking area located off the kitchen/dining space. The garden area is laid to lawn and boasts a sunny south facing aspect. There is a Steeltech shed which is ideal for storage.

## | DIRECTIONS

Please see Eircode T12 ND7W for directions.



## | ALL ENQUIRIES TO:

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