

39 Melbourn Close, Donnybrook, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this superbly presented and spacious four bedroom family home situated in ever popular residential area of Melbourn Close in Donnybrook. This beautiful home offers attractive finishes, an extended conservatory and adjoining garage. Located close to Douglas village which has a host of attractive bars, restaurants and shopping facilities.

Accommodation consists of porch, reception hallway, living room, open plan kitchen/dining area, superb rear conservatory, utility room, guest w.c, and adjoining garage on the ground floor. Upstairs the property offers four spacious bedrooms and the main family bathroom.

AMV: €475,000

BER D2

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PSRA No. 002584

| FEATURES

- Approx. 159.5 Sq. M. / 1,717 Sq. Ft. (including garage)
- Built in 1972
- BER D2
- Oil fired central heating
- Double glazed PVC windows
- Beautiful open plan kitchen/dining/conservatory
- Attractive finishes throughout
- Four spacious bedrooms
- Adjoining garage
- Magnificent rear garden and patio area
- Ideal location close to Douglas village and all amenities
- On the 207 bus route

| PORCH

0.86m x 2.54m (2'8" x 8'3")

Sliding doors allow access to the porch area, which has attractive terracotta tile flooring and natural brick finish. There is one wall-mounted light piece, a timber panelled ceiling, and solid teak doors with frosted decorative glass allow access to the main reception hallway.

| RECEPTION HALLWAY

4.69m x 2.69m (15'3" x 8'8")

This bright and welcoming reception hallway features Amtico flooring and attractive neutral décor throughout. The area has one centre light piece, access to a cloakroom, a dado rail, one large radiator, and under stair storage.



| LIVING ROOM

5.42m x 3.61m (17'7" x 11'8")

This superb main living room has solid timber flooring, attractive décor, one window to the front of the property, a feature open fireplace with beautiful white marble surround and black marble insert, two radiators, eight power points, one centre light piece with ceiling rose, and covings surrounding the ceiling.



| KITCHEN/DINING ROOM

4.23m x 6.47m (13'8" x 21'2")

The kitchen features attractive black and grey marble-effect tile flooring with decorative centre design detail. The area has solid fitted units at eye and floor level with extensive worktop counter and black and white tile splashback. The kitchen includes an integrated hob with extractor fan overhead, integrated double oven, plumbing for a dishwasher, and a stainless steel sink. There is one centre light piece, a coffee station, a breakfast bar, one radiator, and ample power points. A door allows access to the utility room.



The dining area features high grade laminate flooring, two radiators, one centre light piece with decorative ceiling rose, dado rail, and six power points throughout. An opening allows access to the superb rear conservatory with vaulted ceiling.



| CONSERVATORY

4.41m x 3.35m (14'4" x 10'9")

This beautiful dual aspect room is flooded with natural light. There is one large Velux window, along with windows to the side and rear, and sliding glass doors allowing access to the patio and garden. The room has attractive neutral décor, and boasts a feature brick wall with curved raised plinth and working stove. There is one radiator, recessed spot lighting, six power points, and two wall-mounted light pieces.



| UTILITY ROOM

2.82m x 3.31m (9'2" x 10'8")

The utility room features a continuation of the black and grey marble-effect tile flooring, fitted units at eye and floor level, worktop counter space, one window to the rear, plumbing for a washing machine, one centre light piece, access to the heating timer and controls, one radiator, and six power points. A PVC door provides access to a porch area consisting of doors to the boiler room, the garage and the side entrance. A second door allows access to the guest w.c which features a two piece suite, tile flooring, one centre light piece, and one window.



| GARAGE

5.28m x 3.1m (17'3" x 10'1")

The spacious garage has a roller door to the front, one frosted window, two fluorescent light fittings, and one centre light piece. Currently used for storage, this garage could easily be converted to add additional living space to the property.

| STAIRS AND LANDING

4.23m x 0.9m (13'8" x 2'9")

The stairs and landing are fitted with carpet flooring throughout, and a dado rail leads up to the first floor. At the half landing there is one window to the side of the property. The main landing has one centre light piece, a smoke alarm, access to the hot press, and an access hatch to the floored attic which is ideal for storage.



| BEDROOM 1

4.09m x 3.08m (13'4" x 10'1")

A superb main bedroom has one large window to the front of the property, solid timber flooring, attractive décor, built-in vanity unit, bespoke fitted wardrobes, large chest of drawers, one centre light piece, one radiator, and eight power points.



| BEDROOM 2

3.97m x 3.08m (13'0" x 10'1")

This large double bedroom has attractive high grade laminate flooring, neutral décor, one window overlooking the beautiful rear garden, one centre light piece, one radiator, and eight power points.



| **BEDROOM 3**

2.38m x 3.29m (7'8" x 10'7")

This double bedroom has one window to the rear with lovely views overlooking the rear garden and the greater Donnybrook area. The room has high grade laminate flooring, one centre light piece, one radiator, and three power points.



| **BEDROOM 4**

2.07m x 3.29m (6'7" x 10'7")

This single bedroom has one window to the front of the property, laminate timber flooring, attractive neutral décor, one large radiator, one centre light piece, and three power points.



| **FAMILY BATHROOM**

2.25m x 1.68m (7'3" x 5'5")

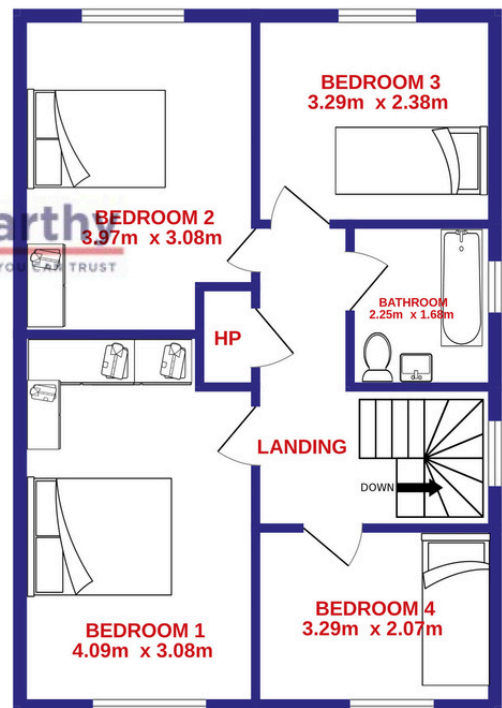
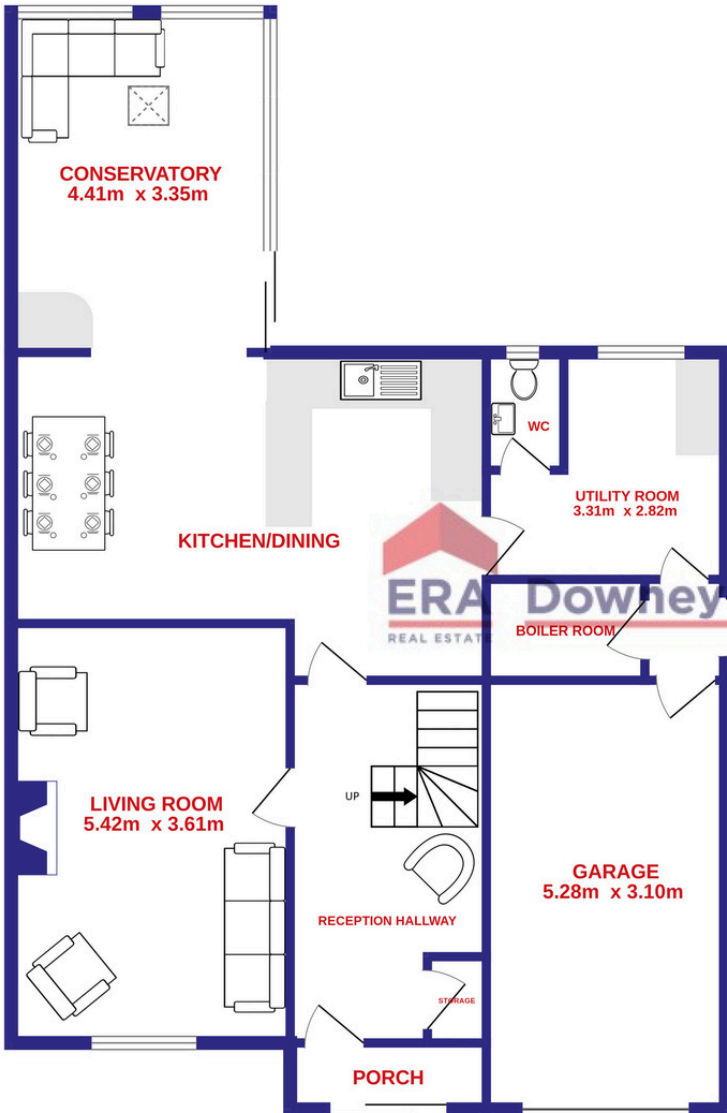
This modern and well-appointed family bathroom features a four piece suite including a raised vanity sink unit and a Mira Elite electric shower fitted over the bath. The room has neutral décor, wall tiling, attractive black matte tile flooring, one centre light piece, one vintage style radiator with a towel rail attached, and one frosted window.



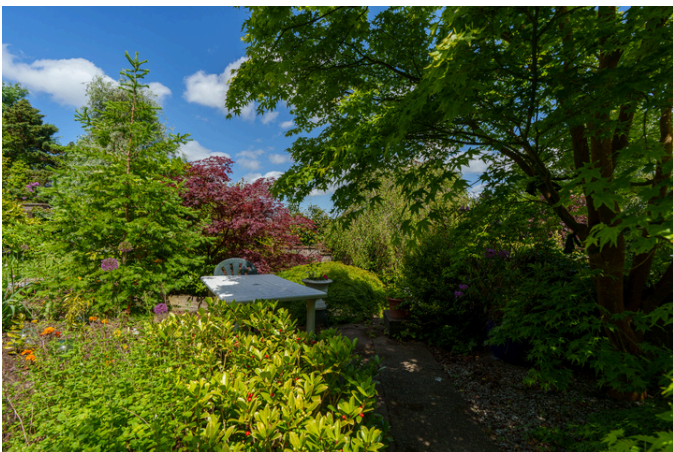
FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

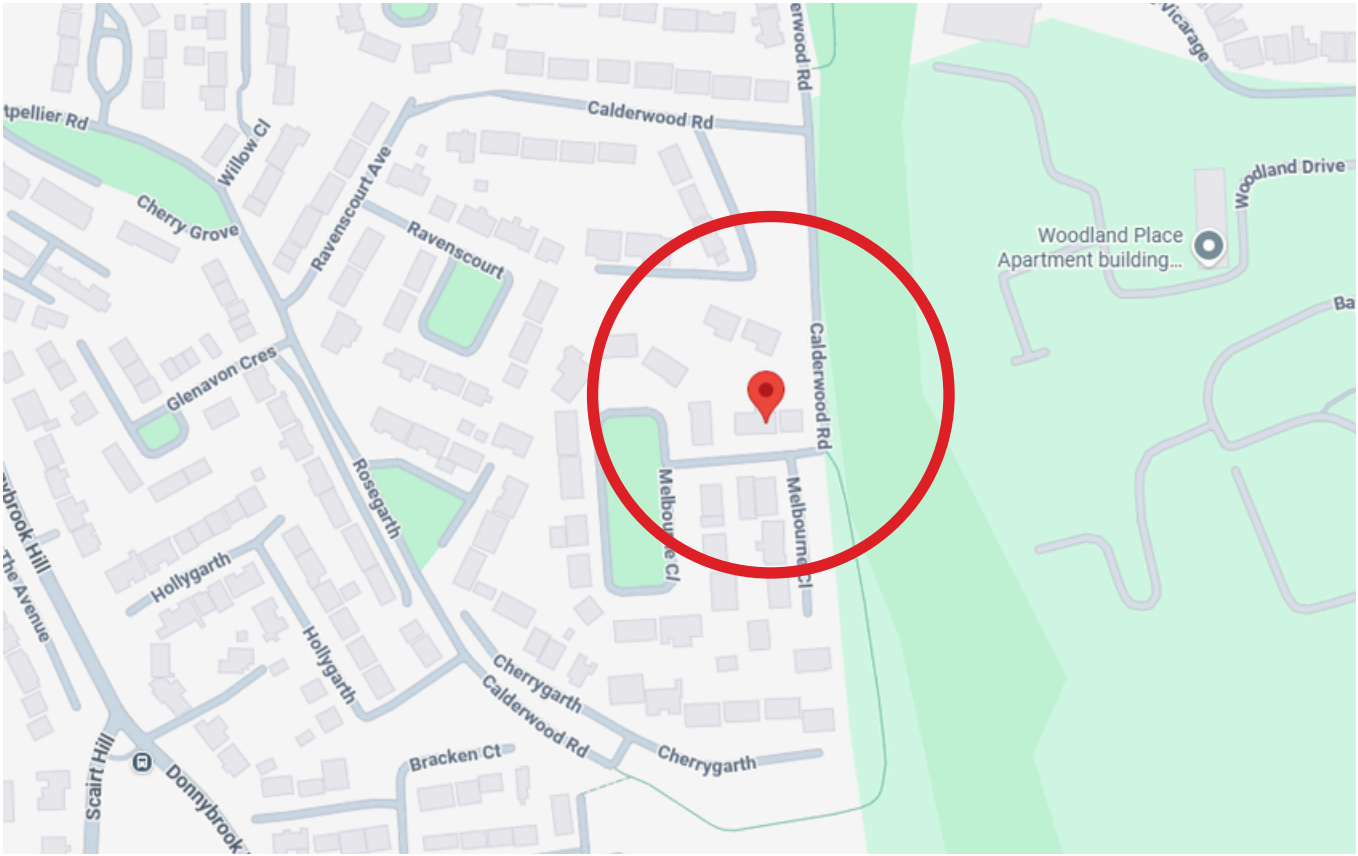


The front of the property has a driveway to accommodate off street parking and a garden which is laid to lawn with beautiful planting throughout.

The rear of the property boasts a fantastic landscaped garden and a patio area located off the conservatory, ideal for outdoor entertaining. The beautifully manicured garden is laid to lawn with selection of mature trees, shrubs, plants, and flowers throughout, adding a high level of privacy. The area is fully enclosed to all sides.

| DIRECTIONS

Please see Eircode T12 EY6E for directions.



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