

4 Birch View, Mount Woods, Douglas, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautifully appointed and very well presented family home. In show home condition, this four bedroom semi-detached property is situated in a much sought after development in Mount Woods, on Maryborough Hill in Douglas. A highly energy efficient A-rated property that benefits from attractive high quality finishes, an immaculate maintenance free rear garden, and its location 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 Ring Road Network.

Accommodation consists of reception hallway, living room, beautiful kitchen/dining area, guest w.c, and utility room on the ground floor. Upstairs the property offers four spacious bedrooms, master bedroom with en suite bathroom, and the main family bathroom.

AMV: €525,000

BER A2

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PSRA No. 002584

| FEATURES

- Pristine condition throughout
- Approx. 129 Sq. M. / 1390 Sq. Ft.
- Built in 2021
- BER A2
- Air to water heating system
- Beautifully appointed, warm and inviting family home
- Very attractive finishes throughout
- Impressive open plan kitchen/dining area
- Four spacious bedrooms
- Superb maintenance free rear garden
- Close to a host of amenities including schools, sports clubs & shopping centres etc.

| RECEPTION HALLWAY

5.98m x 2.12m (19'6" x 6'9")

A solid door with frosted glass panelling allows access into the main reception hallway. The welcoming reception hallway has high quality wooden flooring, two light fittings, attractive neutral décor with a beautiful panel feature, a radiator behind a radiator cover, and access to extensive under stair storage.



| GUEST W.C

1.6m x 1.5m (5'2" x 4'9")

The guest w.c features a two piece suite, attractive décor with an impressive feature wallpaper and a large mirror, centre light fitting, a radiator behind a cover, a towel rail and tile flooring.



| LIVING ROOM

4.91m x 3.82m (16'1" x 12'5")

The superb main living room is dual aspect with one large window with plantation shutters to the front of the property, and another window overlooking the side. The living room has a continuation of the high quality wood flooring, an impressive built-in media wall, storage space, attractive neutral décor, one large radiator, one centre light fitting, and a smoke alarm.



| OPEN PLAN KITCHEN/DINING

4m x 6m (13'1" x 19'6")

The very spacious kitchen/dining area has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes an integrated hob and extraction unit, integrated fridge/freezer, integrated dishwasher, and a stainless steel sink. There is one window overlooking the rear garden and double doors allow access to same, providing extensive natural light throughout this space. The room has high quality wood flooring, one large radiator, attractive décor, and a door allowing access into the utility room.



| UTILITY ROOM

1.62m x 2.33m (5'3" x 7'6")

The utility room has high quality timber flooring, fitted units at eye and floor level, plumbing for two washing machines or tumble dryer, one radiator, access to the electrical board, and a door leading out to the side of the property.



| STAIRS AND LANDING

1.42m x 4.15m (4'6" x 13'6")

The stairs and landing area are fitted with luxury carpet flooring, impressive panelling effect, attractive neutral décor, light fitting, radiator, access to the attic via Stira staircase, and access to the hot press.



| BEDROOM 1

4.8m x 3.67m (15'7" x 12'0")

A spacious master bedroom that has one large window with plantation shutters overlooking the front of the property, allowing in extensive natural light, built-in wardrobe units for storage, built-in dressing table unit, attractive neutral décor, radiator, centre light fitting, luxury carpet flooring, and a door allowing access into the en suite.



| EN SUITE BATHROOM

1m x 2.28m (3'2" x 7'4")

The en suite features a three suite with a built-in shower cubicle incorporating a mains operated shower, attractive floor and wall tiling, a frosted window overlooking the side of the property, and attractive neutral décor.



| BEDROOM 2

4.34m x 2.9m (14'2" x 9'5")

Another spacious double bedroom that has one window overlooking the rear of the property, built-in wardrobe units for storage, attractive neutral décor, radiator, centre light fitting, and high quality carpet flooring.



| BEDROOM 3

4.53m x 2.98m (14'8" x 9'7")

This generous sized double bedroom has one window overlooking the rear of the property, built-in wardrobe units for storage, attractive neutral décor, radiator, centre light fitting, and quality carpet flooring.



| BEDROOM 4

4.12m x 2.25m (13'5" x 7'3")

Currently in use as a home office, this room has one window overlooking the front of the property with attractive plantation shutters, radiator, centre light fitting and carpet flooring.



| MAIN BATHROOM

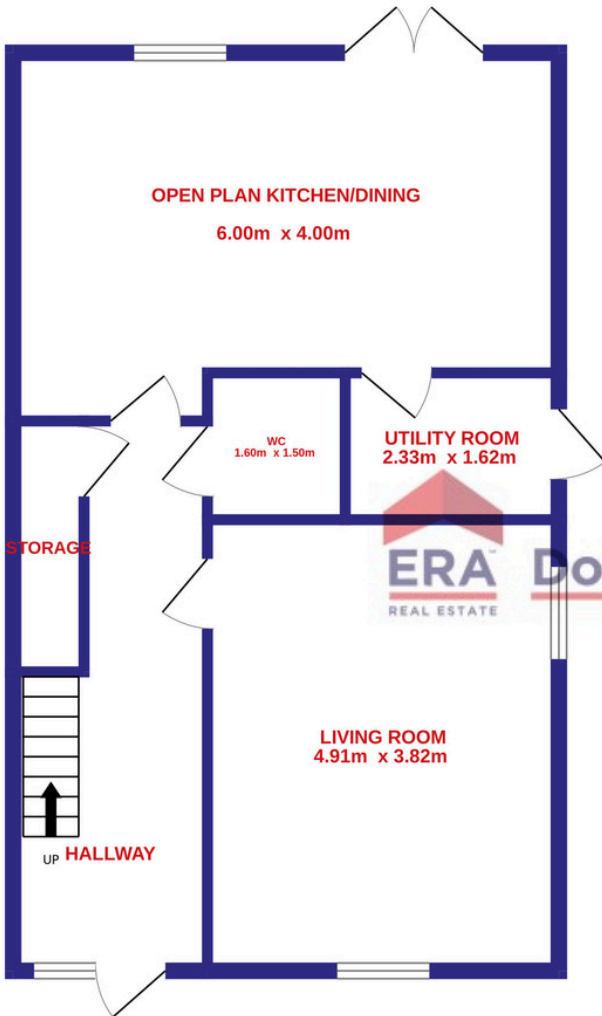
2.24m x 1.93m (7'3" x 6'3")

The main family bathroom features a three piece suite, a frosted window overlooking the side of the property, floor and wall tiling, neutral décor, centre light fitting and a radiator.

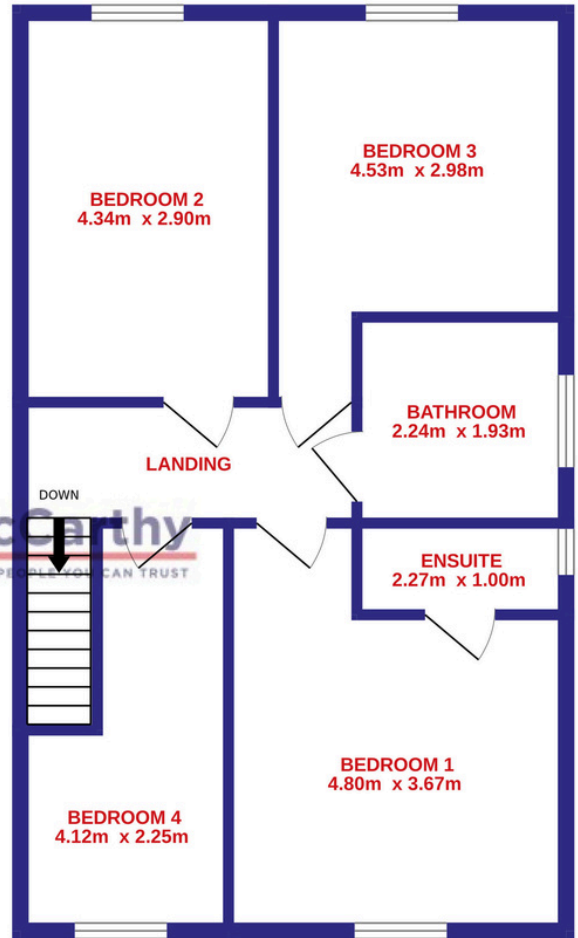


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

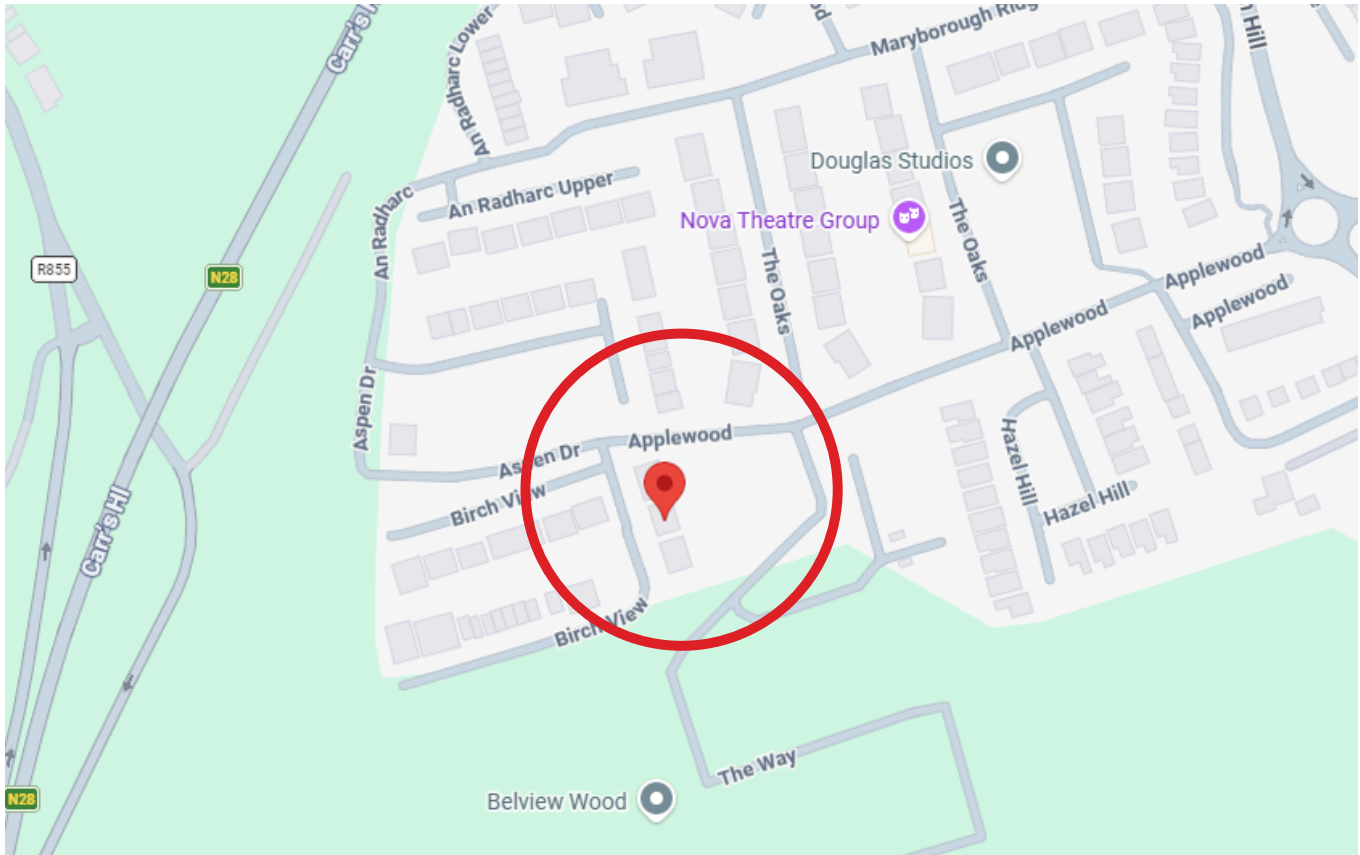


The front of the property has an immaculately maintained cobble lock driveway that can accommodate off street parking for two vehicles, with mature shrubs to either side.

The rear of the property boasts a beautifully maintained garden with fencing on the right and left, and a block built wall to the rear. There is maintenance free artificial grass laid throughout, and a fantastic patio area with modern retractable awning is ideal for dining al fresco in the summer time.

| DIRECTIONS

Please see Eircode T12 X8CX or directions.



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