

6 The Orchards, The Paddocks, Maryborough Hill, Douglas, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to offer to the market this superb and beautifully presented three bedroom terraced property, which is situated within a sought after and mature development close to Douglas village with all essential and recreational amenities close by. An ideal first time buy or for those looking to downsize, the property benefits from attractive finishes, bright accommodation, and a fully enclosed rear garden.

Accommodation consists of reception hallway, kitchen, and bright open plan living/dining area on the ground floor. Upstairs the property offers three bedrooms and the main family bathroom.

AMV: €375,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 83.5 Sq. M. / 899 Sq. Ft.
- Built in 1993
- BER D1
- Gas fired central heating
- Double glazed windows
- Beautifully presented throughout
- Three bedrooms
- Fully enclosed rear garden
- Situated within a quiet and sought after residential area
- Superb location just a 5 minute walk to Douglas Village
- A stone's throw from a number of essential and recreational amenities
- Easy access to the N28 road network

| RECEPTION HALLWAY

4.15m x 1.75m (13'6" x 5'7")

A door with glass panelling allows access to the main reception hallway. The bright and welcoming reception hallway has tile flooring, one radiator with radiator cover, one centre light piece, neutral décor.



| KITCHEN

2.38m x 2.71m (7'8" x 8'8")

Located to the front of the property, the superb kitchen features modern fitted units at eye and floor level in an attractive colour scheme with contrasting worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, stainless steel sink, space for a fridge freezer, and plumbing for a washing machine. The room has tile flooring, one large radiator, neutral décor, ample power points, and one centre light fitting.



| LIVING/DINING

6.37m x 4.61m (20'8" x 15'1")

A superb open plan living/dining area is flooded with natural light. The room has one window overlooking the rear garden and glass double doors allowing access to same. Features include laminate timber flooring, one centre light piece, two wall-mounted light pieces, a feature fireplace, extensive dining and living space, and power points throughout.



| STAIRS AND LANDING

The stairs to the first floor landing are fitted with carpet flooring. The main landing has high quality laminate flooring, attractive neutral décor, and access to the hot press.



| BEDROOM 1

5.14m x 2.56m (16'8" x 8'3")

This spacious double bedroom has one window to the rear of the property, high quality laminate flooring, attractive neutral décor, one radiator, one centre light piece, space for storage units, and power points.



| BEDROOM 2

4.25m x 2.65m (13'9" x 8'6")

Another generous sized double bedroom features one window to the front of the property, high quality laminate flooring, attractive neutral décor, one radiator, one centre light fitting, power points and space for storage units.



| BEDROOM 3

3.15m x 1.94m (10'3" x 6'3")

Currently in use as a home office, this single bedroom has one window to the rear, high quality laminate flooring, attractive neutral décor, one radiator, one centre light piece, power points and space for storage units.



BATHROOM

2.17m x 1.85m (7'1" x 6'0")

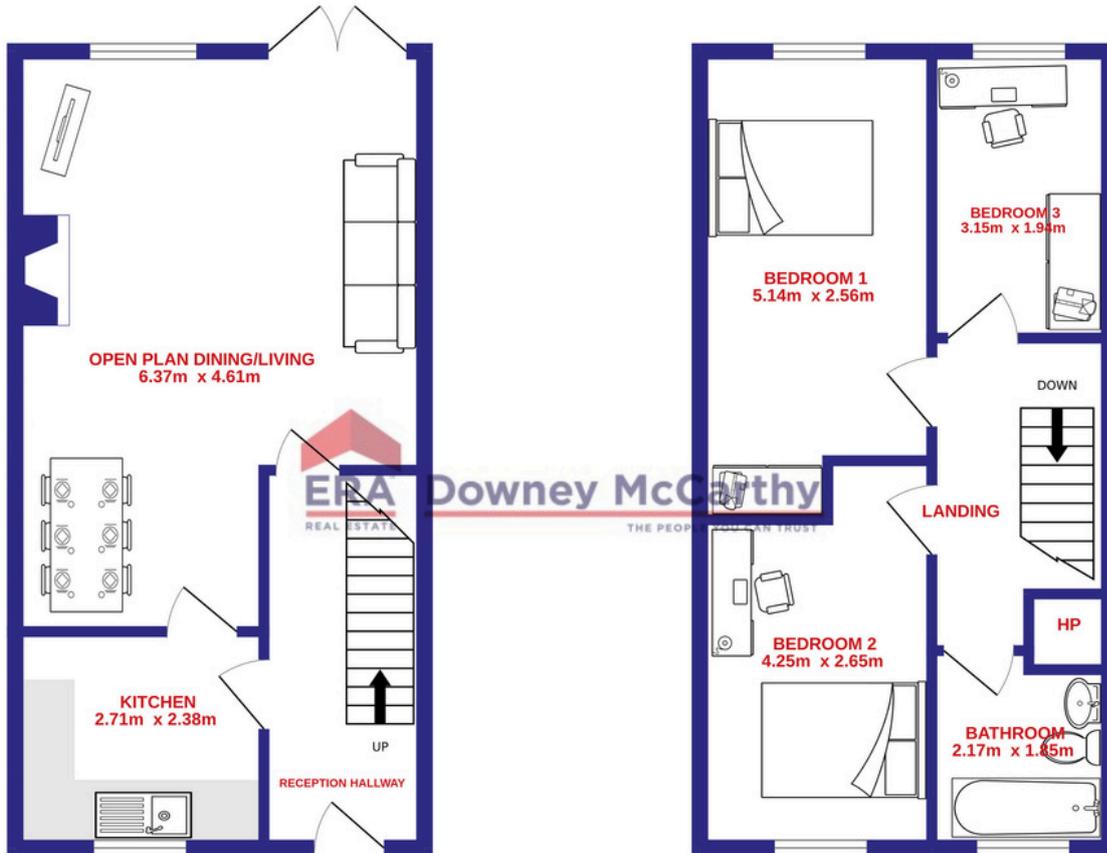
The main family bathroom features a four piece suite including an electric shower fitted over the bath, attractive floor and wall tiling, one frosted window to the front of the property, one centre light piece, an extractor fan, and one radiator.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

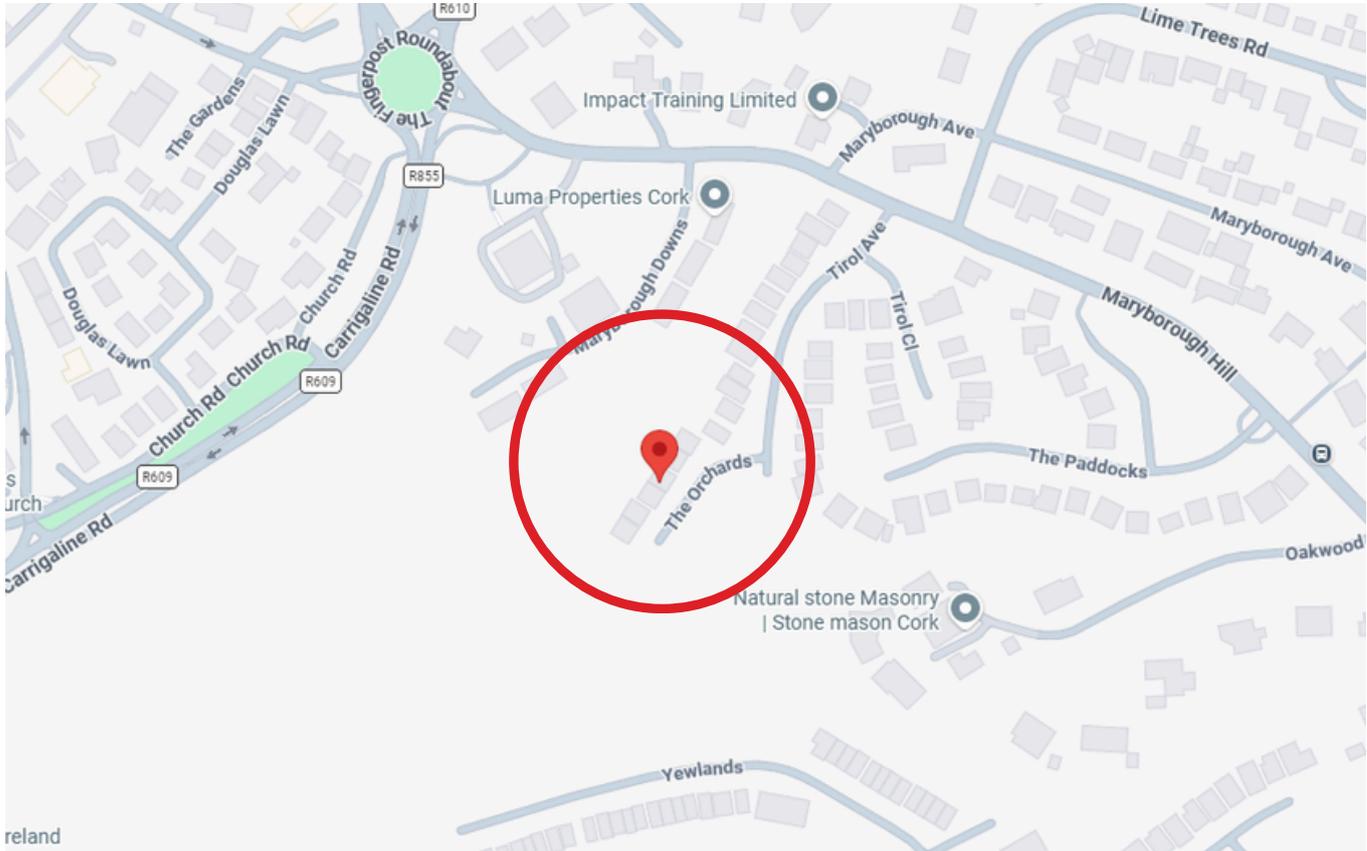


The front of the property has a driveway to accommodate off street parking for one vehicle, with additional parking located directly opposite. There is a small garden area which is laid to lawn.

The rear of the property is maintenance free and fully enclosed. There is a patio area ideal for outdoor entertaining, and a path with gravel areas to either side leads to a Barna shed included as part of the sale.

| DIRECTIONS

Please see Eircode T12 F6YN for directions.



| ALL ENQUIRIES TO:

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