



Downey McCarthy

...the people you can trust

1A Inchvale Avenue, Shamrock Lawn, Douglas, Cork



ERA Downey McCarthy are particularly delighted to present to the market this superb four bedroom, three storey, detached property, newly constructed on a corner site in 2009, and built to the highest of standards by Noel Barry of Centurion Homes, it comes with an excellent B2 energy rating. No. 1A is situated in a most sought after location in Douglas, ideally located close to multiple schools, shops, bars, local parks, restaurants and supermarkets. With three separate living areas on the ground floor, this property would make an ideal family home for those wishing to live near the heart of Douglas village.



AMV: €495,000



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PSRA No. 002584

| FEATURES

- Approx. 176 Sq. M or 1,900 Sq. Ft.
- Built in 2009 by Centurion Homes
- BER B2
- Three separate living areas on the ground floor
- Four spacious bedrooms
- Superb sunroom
- Maintenance free rear patio area
- Most sought after location
- Ideal family home
- Short walk to Douglas Village and all its amenities

| RECEPTION HALLWAY

5.4m x 2.03m (17'7" x 6'6")

A solid teak door with glass centre panelling allows access to the main reception hallway. The welcoming hallway has one large window overlooking the front of the property which allows extensive natural light to fill the room, tiled flooring, neutral décor, one radiator, two light pieces, one smoke alarm, a cloakroom which is ideal for storage and a door allowing access to the guest w.c.

| GUEST LOO

1.88m x 1.26m (6'1" x 4'1")

The guest w.c features a two piece suite, one frosted window overlooking the front of the property, floor and wall tiling, recessed spot lighting, a heated towel rail and a built-in unit for storage.

| SITTING ROOM

3.91m x 4.31m (12'8" x 14'1")

A superb sitting room area has one large window to the front of the property allowing extensive natural light to flood the room. The room has neutral décor, solid wooden flooring, one centre light piece and a feature marble fireplace.



| KITCHEN/DINING

6.54m x 2.43m (21'4" x 7'9")

The kitchen area has solid fitted units at eye and floor level with extensive worktop counter and tiled splashback, a fully integrated oven/hob/extractor fan, a stainless steel sink, Velux windows, tiled flooring, modern neutral décor, recessed spot lighting and a fire alarm.



| TV/FAMILY ROOM

6.54m x 3.9m (21'4" x 12'7")

The TV/family room has solid wooden flooring, one centre light piece, one window to the side of the property, a wall-mounted fireplace unit, neutral décor and double doors allow access to the sunroom.



| SUNROOM

4.06m x 3.46m (13'3" x 11'3")

A beautiful, bright sunroom has solid wooden flooring, neutral décor, one radiator and two Velux windows. French double doors allow access to the rear patio area.



| FIRST FLOOR STAIRS AND LANDING

5.32m x 2.23m (17'4" x 7'3")

The first floor stairs is carpeted. At the top of the landing there are two light pieces, one frosted window overlooking the side of the property, one large window overlooking the front of the property, solid wooden flooring, one radiator and a large double hot press area which houses the water tank and immersion on one side and ample storage on the other.

| BEDROOM 1

3.89m x 4.54m (12'7" x 14'8")

This spacious double bedroom has one large window overlooking the rear of the property, beautiful neutral décor, two light pieces, solid wooden flooring, a large Sliderobe wardrobe unit, one radiator and a door allowing access to the ensuite bathroom.



| ENSUITE BATHROOM

1.76m x 1.46m (5'7" x 4'7")

The ensuite features a three piece suite including a shower cubicle with a power shower off the mains, one frosted window overlooking the rear of the property, attractive floor and wall tiling, one radiator, one towel rail and recessed spot lighting.



| BEDROOM 2

3.23m x 4.52m (10'5" x 14'8")

This double bedroom has one window overlooking the front of the property, neutral décor, one centre light piece, solid wooden flooring, one television point, shelving and one radiator.



| MAIN BATHROOM

1.75m x 1.8m (5'7" x 5'9")

The main family bathroom features a three piece suite including a shower cubicle with a power shower off the mains, one frosted window overlooking the rear of the property, floor and wall tiling, one radiator, one extractor fan, neutral décor and recessed spot lighting.



| SECOND FLOOR STAIRS AND LANDING

4.46m x 0.88m (14'6" x 2'8")

The second floor stairs and landing has a Velux window, solid wooden flooring, one radiator and solid doors leading to all rooms.



| **BEDROOM 3**

3.17m x 2.6m (10'4" x 8'5")

This bedroom has a dual aspect with one window overlooking the side of the property and one Velux window to the rear. The room has neutral décor, one centre light piece, solid wooden flooring and a walk in storage area.



| **STORAGE ROOM**

1.26m x 2.27m (4'1" x 7'4")

Large area ideal for a walk in wardrobe or storage into the attic.

| **BEDROOM 4**

2.61m x 4.32m (8'5" x 14'1")

This bedroom has a dual aspect with one window overlooking the side of the property and one Velux window to the front. The room has neutral décor, one centre light piece, one radiator, access to the attic and solid wooden flooring.



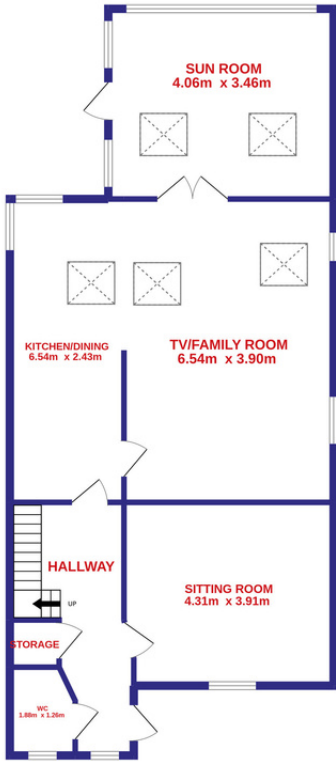
| **SECOND FLOOR W.C**

2.67m x 0.99m (8'7" x 3'2")

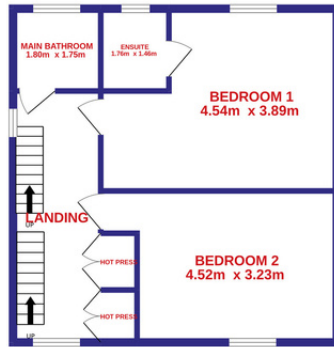
This w.c features a two piece suite, floor and wall tiling, one extractor fan and recessed spot lighting.

| FLOOR PLAN

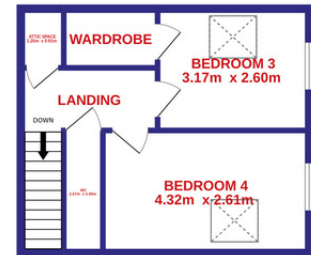
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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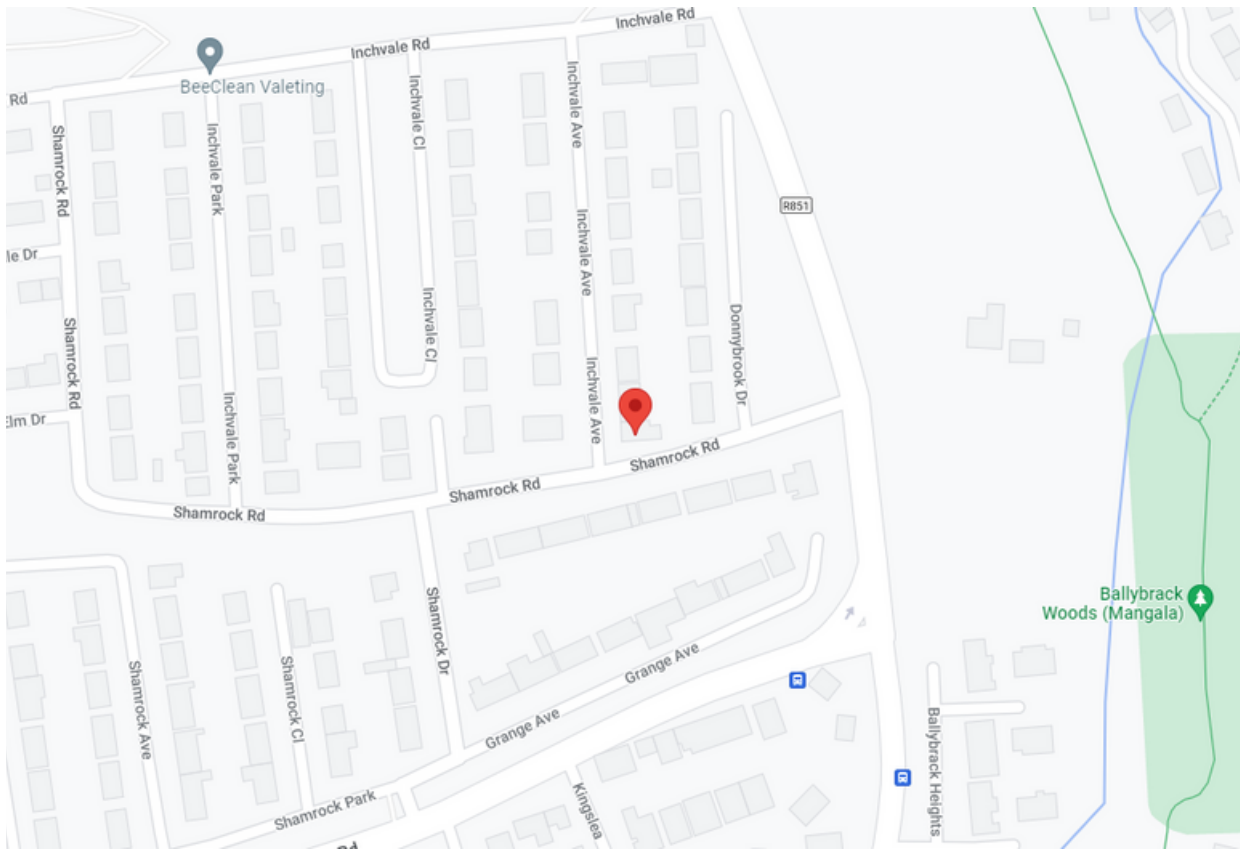
TOTAL FLOOR AREA : 179.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 KW6H for directions.



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Solicitor Details:

Anne Tait, Anne Tait & Co. Solicitors, 7 St. Patrick's Terrace, Douglas, Cork

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