



Downey McCarthy

...the people you can trust

17 Hollyville, Grange, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this neatly presented three bedroom end of terrace property situated in the much acclaimed and highly convenient development of Hollyville, Grange, Douglas. The property benefits from its location close to a host of amenities including main bus routes to Cork city centre, schools, shops and proximity to Douglas village and the Airport Business Park.



AMV: €265,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 81.2 Sq. M. / 874 Sq. Ft.
- Built in 1980
- BER E1
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- South facing rear garden
- Sought after mature residential area
- Close to all amenities
- On the 206 bus route
- 10 minute walk to Douglas village
- Attractive neutral décor

| RECEPTION HALLWAY

4.13m x 1.76m (13'5" x 5'7")

An open porch allows access to a teak door with centre and side glass panelling. The hallway has attractive neutral décor with high quality laminate timber flooring, one centre light piece, extensive under stair storage, two power points and one telephone point.



| LIVING ROOM

4.5m x 3m (14'7" x 9'8")

A spacious main living room has one window to the front of the property with a Venetian blind and curtains. The room has high quality oak timber flooring, one centre light piece, attractive neutral décor, one large radiator, six power points, one television point and one telephone point.



| KITCHEN/DINING

3.6m x 4.95m (11'8" x 16'2")

A spacious open plan kitchen/dining area features high quality laminate timber flooring throughout. The room has one window to the rear of the property with a roller blind, a curtain rail and curtains and a PVC door with glass panelling allows access to the rear yard.

The kitchen includes oak fitted units at eye and floor level with extensive worktop counter and tiled splashback. There is an integrated breakfast counter with built-in storage, one centre light piece, a stainless steel sink with drainer unit, plumbing for a washing machine, space for a cooker and an integrated extractor hood.

A spacious dining area has an open fireplace with granite hearth and timber surround, one radiator, one centre light piece and throughout the room there are eleven power points.



| STAIRS AND LANDING

3.2m x 2.22m (10'4" x 7'2")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece, a hot press area which is shelved for storage and a Stira staircase allowing access to the attic.

| BEDROOM 1

4.33m x 3.1m (14'2" x 10'1")

A spacious double bedroom has one window to the front of the property including a Venetian blind, a curtain rail and curtains. The room has high quality laminate timber flooring, impressive built-in units from floor to ceiling, one centre light piece, one large radiator, four power points and a smoke alarm.



| BEDROOM 2

3.74m x 2.67m (12'2" x 8'7")

A spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one large radiator and five power points.



| BEDROOM 3

2.63m x 2.22m (8'6" x 7'2")

A spacious single bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator, one power point and a television point.



| BATHROOM

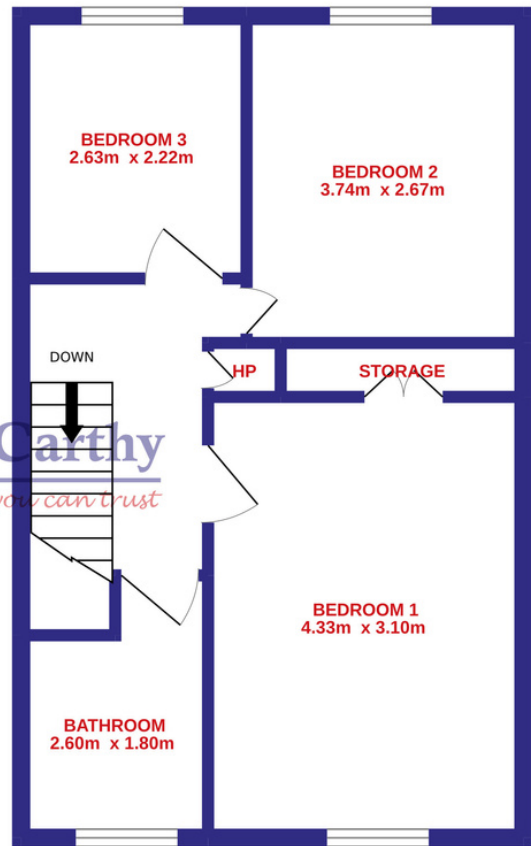
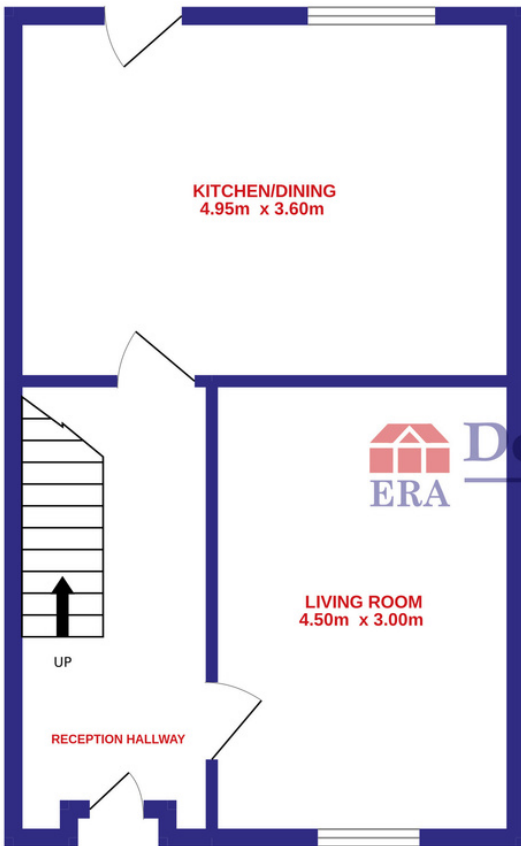
2.6m x 1.8m (8'5" x 5'9")

The family bathroom features a three piece suite including a corner shower incorporating a Mira Elite 2 electric shower. The room has floor and wall tiling, one window to the front of the property, integrated storage under the sink, one centre light piece and one radiator.

| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 81.2 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 H6E4 for directions.



| ALL ENQUIRIES TO:

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