



# Downey McCarthy

...the people you can trust

## 19 The Lawn, Greenvalley, Donnybrook, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this spectacularly presented, modern, large three bedroom semi-detached property in the much acclaimed development of Greenvalley, Donnybrook, Douglas. The property benefits from a sunny West facing rear aspect together with a prominent position overlooking a large green area. The owners have lavished hundreds of man hours adding high end decorative finishes within the property which include the renovation of three bespoke bathrooms, a cosmetic upgrade of the kitchen and the addition of high quality flooring throughout.



**AMV: €345,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Impeccably presented family home
- Approx. 105 Sq. M. / 1130 Sq. Ft.
- Built C. 2000
- BER C1 with potential to increase to B2
- Superb rear garden with a sunny West facing aspect
- Gas fired central heating
- Double glazed windows & composite front door
- Three spacious bedrooms
- Modern fitted kitchen
- Modern interiors throughout
- Three newly refurbished bathrooms
- Off street parking for 2 cars
- Ideal location close to Douglas village and all amenities
- Positioned on the 207 bus route

## | RECEPTION HALLWAY

A bespoke composite door with glass panelling allows access to the bright and welcoming reception hallway which sets the tone for the entire home. The area features high quality timber flooring, recessed spot lighting, one large radiator, two power points, two telephone points and one alarm control point.

## | GUEST W.C

The guest w.c features a two piece suite with one window to the side of the property. There is timber flooring, attractive wall panelling and tiled splashback together with one centre light piece and a bespoke under sink storage unit.

## | LIVING ROOM

This spacious main living room is awash with natural light owing to a feature bay window to the front of the property. The room features high quality timber flooring, recessed spot lighting, a raised open fireplace, one radiator, eight power points and two television points.



## | KITCHEN

The kitchen features modern fitted units at eye and floor level finished in a white with a contrasting worktop counter, tiled splashback and one window overlooking the rear garden with a pelmet. The kitchen includes a bowl and a half sink, an integrated double oven/hob/extractor fan, fridge freezer, plumbing for a dishwasher, washing machine and a dryer and a large larder unit. The room has recessed spot lighting, one radiator, sixteen power points and a teak door with glass panelling allows access to the rear patio area. An open arch from the kitchen allows access to a dining room/lounge.



## | DINING ROOM/LOUNGE

This superb versatile room has attractive neutral décor with high quality timber flooring and recessed spot lighting. The room has one large radiator, an attractive centre light piece, six power points, one telephone point, one television point and a sliding door with curtain rail and curtains allows access to the rear patio.



## | STAIRS AND LANDING

The stairs and landing is fitted with carpet flooring. At the top of the landing there is one window to the side of the property which floods the area with natural light, one power points, a hot press area shelved for storage and a feature centre light piece. A Stira staircase allows access to an attic area which is partly floored.



## | BEDROOM 1

A superb main bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains and offering superb countryside views from this elevated site. The room has attractive neutral décor, high quality Sliderobe fitted units from floor to ceiling and newly fitted modern carpet. There is one centre light piece, one radiator, six power points, one telephone point, one television point and a thermostat control for the heating. A door allows access to the ensuite bathroom.



## | ENSUITE

A newly renovated ensuite bathroom features a three piece suite including a Triton t90z electric shower. There is tasteful modern tiling throughout, one centre light piece, one wall-mounted light piece, one extractor fan and a superb bespoke storage unit underneath the sink.



## | BEDROOM 2

A spacious double bedroom has one window to the front of the property which overlooks the green area in The Lawn, Greenvally. The room has charming children's décor, a freestanding built-in storage unit, one centre light piece, newly fitted carpet flooring, one radiator and four power points.



## | BEDROOM 3

A spacious single room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has built-in units from floor to ceiling, one centre light piece, newly fitted carpet flooring, one radiator and two power points.



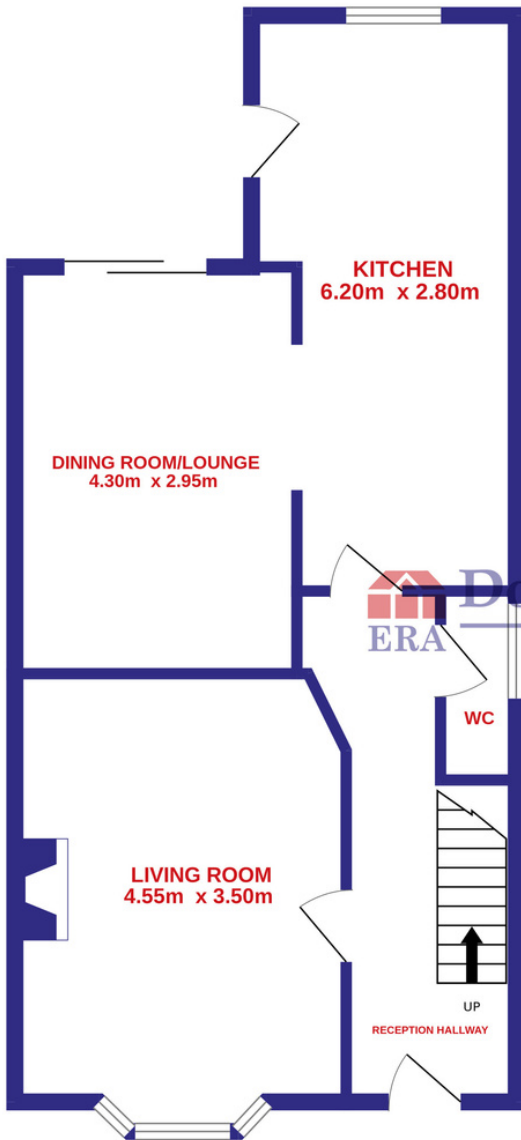
## | BATHROOM

This newly refurbished family bathroom features a three piece suite including a Triton t90sr electric shower. There is impressive modern tiling throughout, one centre light piece, a heated towel rail, one window to the rear of the property and bespoke storage units finished in an attractive antracite colour scheme.

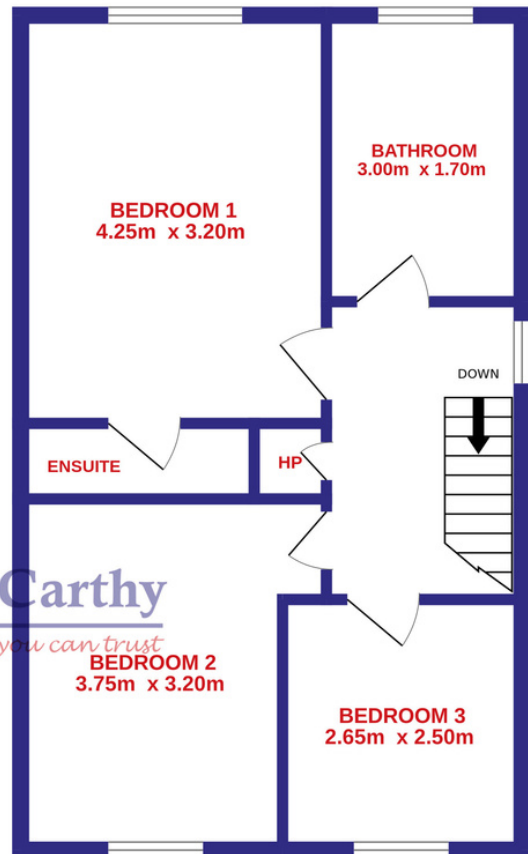


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



**Downey McCarthy**  
ERA  
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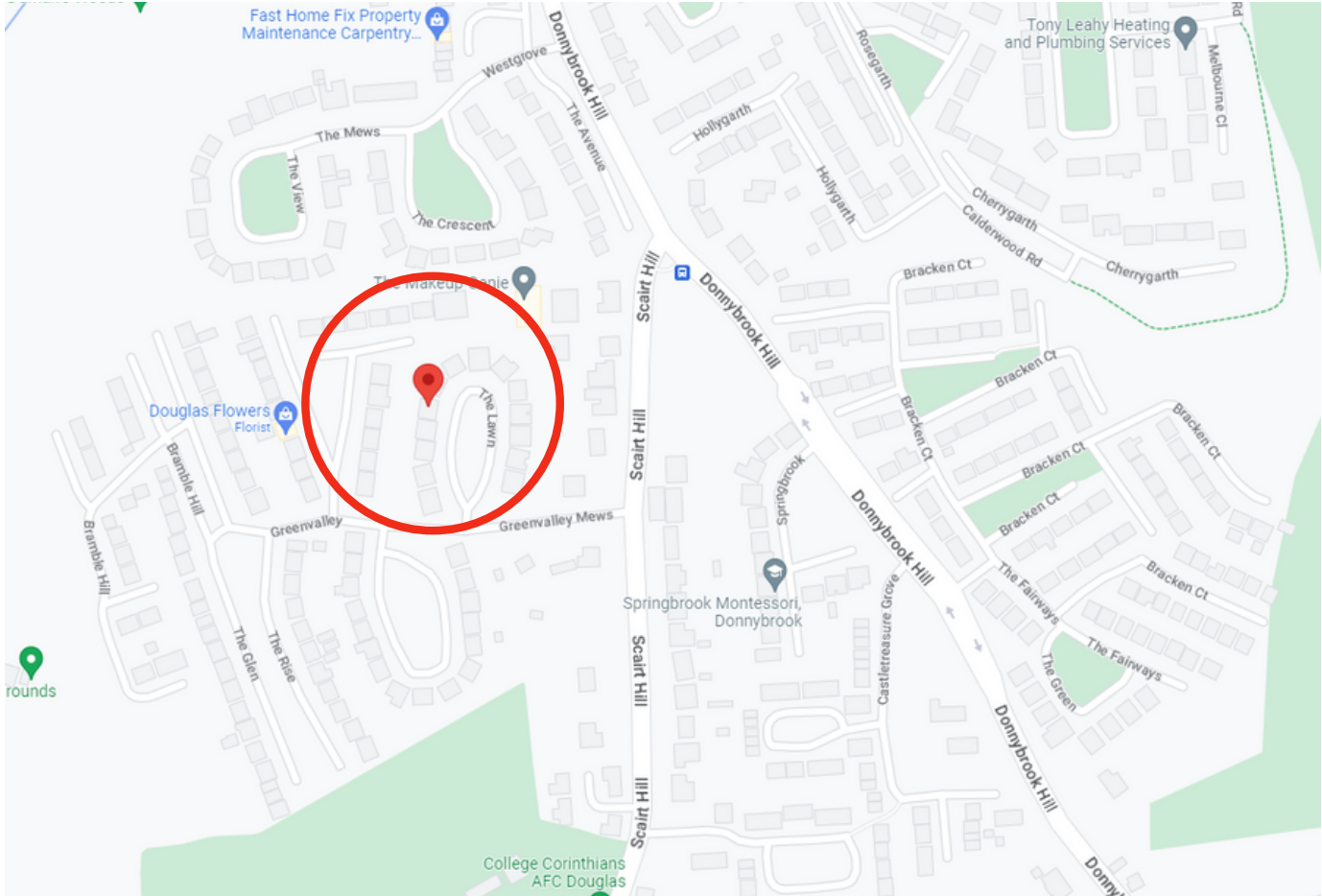
TOTAL FLOOR AREA : 105.0 sq.m. approx.

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 A3AH for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



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### Solicitor Details:

Aoife Walsh, Breen Walsh Solicitors, 80 South Mall, Cork

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