



# Downey McCarthy

*...the people you can trust*

## 22 Edgewood, Maryborough Ridge, Douglas, Cork



ERA Downey McCarthy are delighted to present this superb four bedroom semi-detached home which comes to the market in pristine condition. The property is ideally situated within a quiet cul-de-sac in the Maryborough Ridge development at the top of Maryborough Hill, Douglas. It is 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 Link Road Network. Viewing highly recommended.



**AMV: €440,000**

**BER B2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 128 Sq. M. / 1,374 Sq. Ft.
- Built in 2006
- BER B2
- Gas fired central heating
- Double glazed PVC windows
- Four bedrooms
- Attractive neutral décor throughout
- South west facing rear garden
- Fronts onto a large green area in a quiet cul-de-sac
- Close to a host of amenities including schools, golf and soccer clubs, shopping centres, shops, bars and restaurants
- Easy access to the N28 and N40 road networks
- On the 216, 220 and 220X bus routes
- Ideal family home

## | RECEPTION HALLWAY

4.95m x 1.26m (16'2" x 4'1")

A new engineered timber door with glass panelling allows access to the bright and welcoming reception hallway. The hallway has engineered oak timber flooring, four recessed spot lights, one radiator, under stair storage and one power point.

## | GUEST W.C

1.96m x 1.43m (6'4" x 4'6")

The guest w.c features a two piece suite, tiled flooring, one radiator, one frosted window to the front of the property and one centre light piece.

## | LIVING ROOM

4.72m x 3.48m (15'4" x 11'4")

This spacious main living room has one large window to the front of the property which allows extensive natural light to flood the room. Other features include carpet flooring, a built-in stove, neutral décor, one radiator, ample power points and one centre light piece.



## | FAMILY ROOM/STUDY

3.56m x 2.96m (11'6" x 9'7")

This room could serve a multitude of uses either as a study/home office or as additional living space on the ground floor. There are double doors allowing access to the rear garden, engineered oak timber flooring, one centre light piece, one radiator and three power points.



## | KITCHEN/DINING

6.92m x 3.03m (22'7" x 9'9")

The kitchen/dining area has engineered oak timber flooring throughout, seven recessed spot lights, one radiator, ample power points and a feature bay window to the rear of the property. The kitchen has fully fitted units at eye and floor level with extensive granite worktop counter and tiled splashback, gas hob, single oven, extractor fan, dishwasher and a built-in fridge freezer.



## | UTILITY ROOM

1.84m x 1.81m (6'0" x 5'9")

Located off the kitchen/dining area, the utility room has one door to the side of the property, ample storage space, space for a tumble dryer, plumbing for a washing machine, one radiator and solid flooring.

## | STAIRS AND LANDING

2.38m x 2.63m (7'8" x 8'6")

The stairs and landing has carpet flooring throughout. At the top of the landing there is one power point, two light pieces and a Stira staircase allowing access to the attic.

## | BEDROOM 1

4.54m x 3.42m (14'8" x 11'2")

This spacious double bedroom has carpet flooring, one large window to the front of the property, one radiator, one centre light piece, ample power points, built-in wardrobes from floor to ceiling and a door allowing access to the ensuite.



## | ENSUITE

1.74m x 2.04m (5'7" x 6'6")

The ensuite features a three piece suite including a corner shower cubicle, floor and wall tiling, one radiator, one frosted window to the side of the property and one centre light piece.



## | BEDROOM 2

3.8m x 2.99m (12'4" x 9'8")

This double bedroom has carpet flooring, one large window to the rear of the property, one radiator, one centre light piece, two power points and built-in storage space.



### | BEDROOM 3

2.28m x 2.95m (7'4" x 9'6")

This bedroom has carpet flooring, one window to the rear of the property, one radiator, one centre light piece and two power points.



### | BEDROOM 4

3.29m x 2.63m (10'7" x 8'6")

This bedroom has carpet flooring, one window to the front of the property, one radiator, one centre light piece, three power points and ample storage space.



### | MAIN BATHROOM

2.3m x 2.03m (7'5" x 6'6")

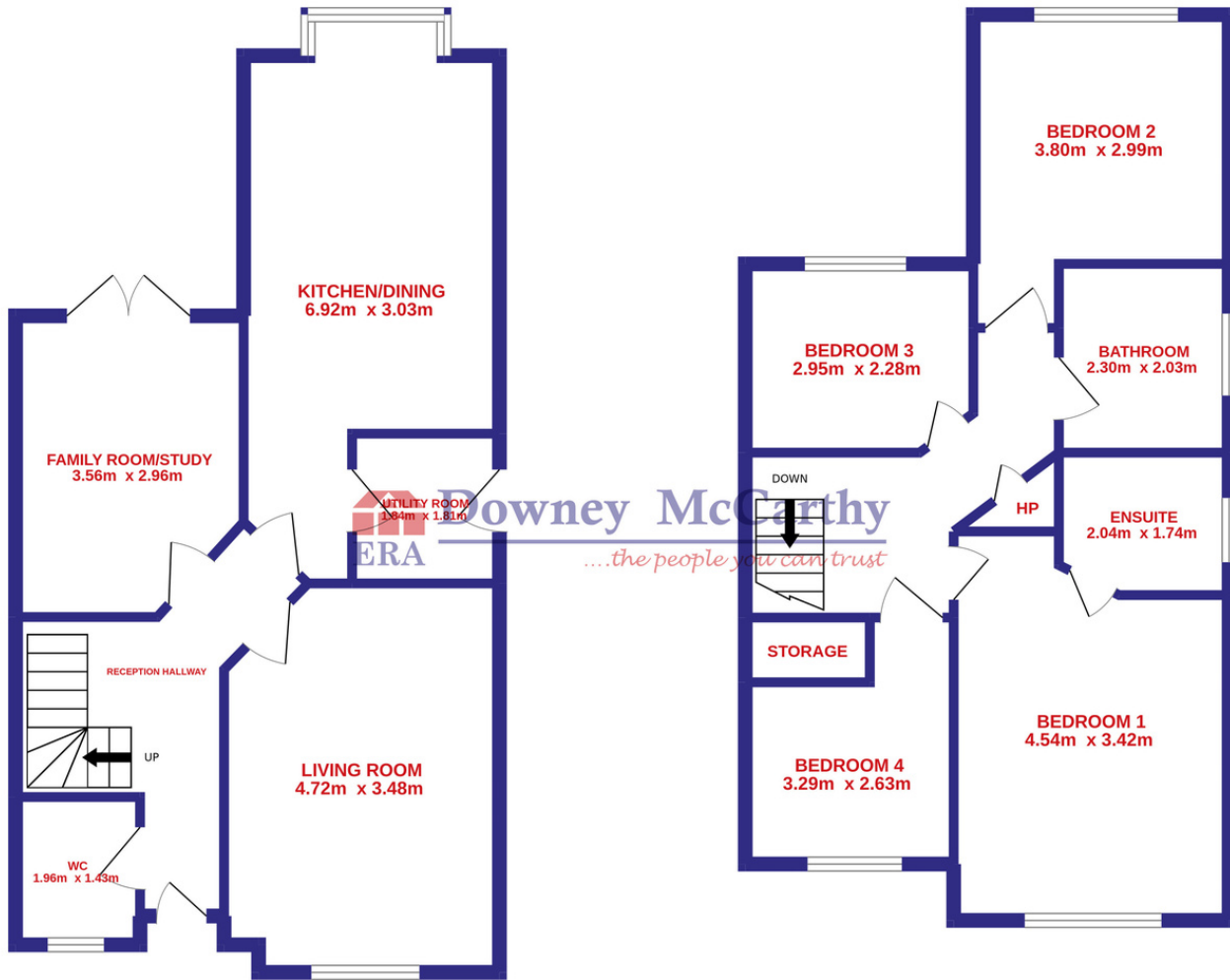
The main family bathroom features a four piece suite including an electric shower fitted over the bath, tiled flooring, one radiator, one frosted window to the side of the property and one centre light piece.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



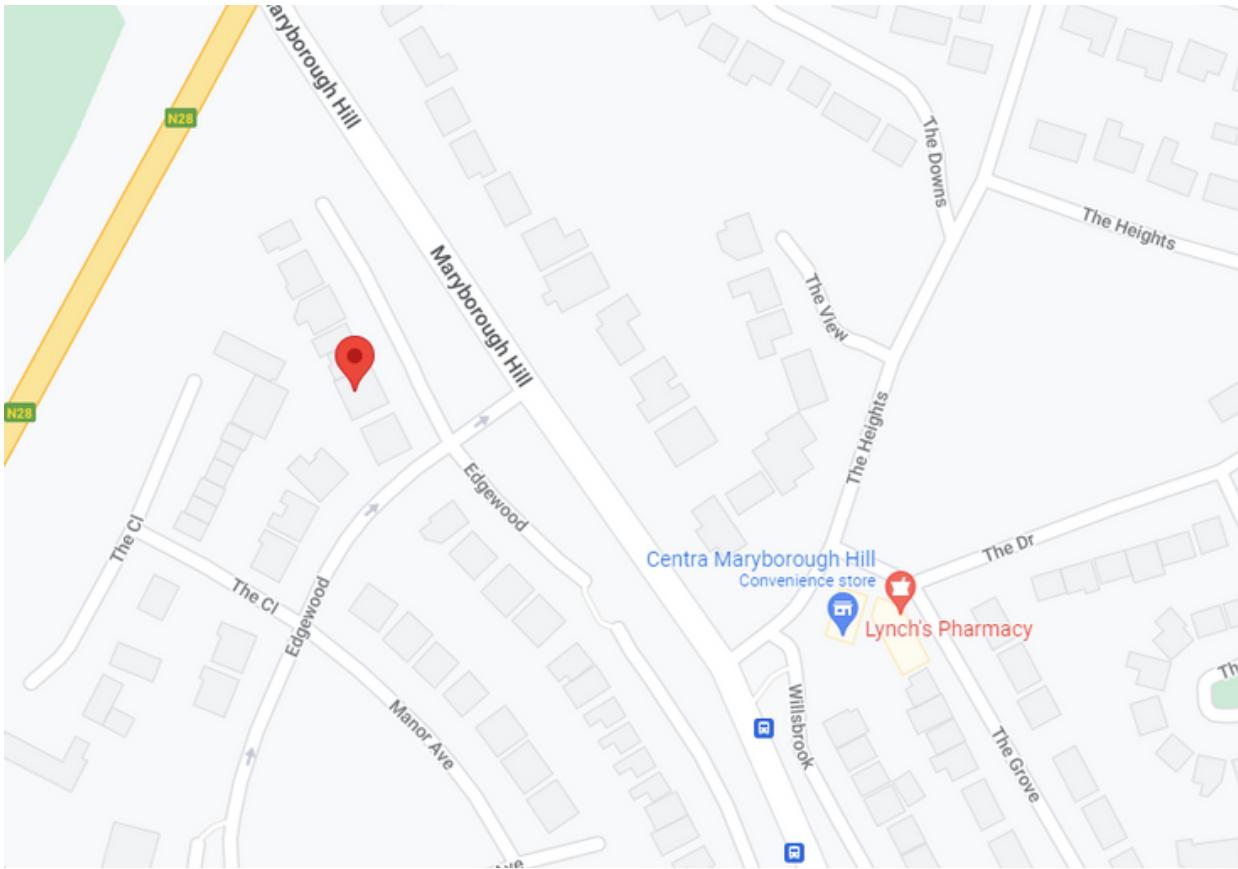
TOTAL FLOOR AREA: 120.0 sq.m. approx.

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 AH2X for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
086 8385768  
sean@eracork.ie



 **Downey McCarthy**  
*...the people you can trust*



**Judy O'Brien**  
083 0255433  
judy@eracork.ie



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## Solicitor Details:

Fionnuala Breen Walsh, Breen Walsh Solicitors LLP, 78- 80 South Mall, Cork

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