



Downey McCarthy

...the people you can trust

40 Grange Erin, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three-four bedroom detached family home which is linked to the adjoining property by a garage. The property is situated on a south facing site and enjoys a spacious rear sunroom extension offering additional living space to the ground floor. The property also benefits from its ideal location in the heart of Grange, Douglas with easy access to all local amenities, the N40 road network and public transport links.



AMV: €375,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 145 Sq.M. / 1,561 Sq. Ft.
- Superb sunroom
- Built in C. 1980
- BER D1 with potential to increase to A2
- Gas fired central heating
- Double glazed windows
- Newly painted in a modern colour palette
- Detached family home
- South facing enclosed rear garden
- Excellent location in a quiet cul-de-sac
- Highly sought after residential estate
- 10 minute walk to Douglas village
- Located on the 206 bus route

| RECEPTION HALLWAY

5.14m x 1.85m (16'8" x 6'0")

A teak door with centre and side glass panelling allows access to the reception hallway. The area has attractive décor with a modern colour palette, tile flooring, one centre light piece, one radiator, one power point, one alarm control point and two telephone points.

| GUEST W.C

The guest w.c features a two piece suite with impressive floor and wall tiling, one centre light piece and one extractor fan.

| LIVING ROOM

5.1m x 3.63m (16'7" x 11'9")

A superb main living room is flooded with natural light owing to two large windows at the front of the property which include curtain rails and roller blinds. The room has an attractive centre fireplace with granite hearth and bespoke display cabinets on either side, carpet flooring and covings surrounding the ceiling. There is one large radiator, three power points, two television points, two telephone points and double doors with glass panelling allow access to a family room.



| KITCHEN

4.2m x 2.26m (13'7" x 7'4")

Located off the reception hallway, the kitchen features impressive solid oak fitted units at eye and floor level in an L-shape with granite worktop counter space. The kitchen includes an integrated dishwasher, extractor fan, a range master cooker and is finished with tile flooring, attractive décor, eleven power points and one centre light piece. The kitchen is also plumbed for an American style fridge freezer. An open archway overlooks the rear sunroom and garden and steps from the kitchen allow access to a dining area.



| DINING ROOM

3m x 1.66m (9'8" x 5'4")

The dining room has a solid oak timber flooring, one window overlooking the rear garden, one centre light piece, four power points, one radiator and a door from the room allows access to a home office/toy room/bedroom 4.



| HOME OFFICE/ TOY ROOM/BEDROOM 4

2.9m x 2.9m (9'5" x 9'5")

A versatile room has two windows to the front of the property, both including roller blinds. The room has high quality solid oak timber flooring, attractive décor throughout, one centre light piece, one large radiator, four power points and wall-mounted shelving.



| FAMILY ROOM

4.2m x 3.2m (13'7" x 10'4")

With dual access off the kitchen/dining area and living room, the family room could serve a multitude of uses. The room has carpet flooring, one centre light piece, one large radiator, attractive covings surrounding the ceiling, six power points and two television points. An open arch allows access from the room to a superb sunroom.



| SUNROOM

4.5m x 4.85m (14'7" x 15'9")

Benefiting from a south facing rear aspect, this room is sure to be seen as the heart of the entire home. The sunroom features bespoke stain glass ceiling and side windows and double doors allow access to the garden. The room is finished with high quality solid timber flooring, two radiators, recessed spot lighting, wall-mounted lighting, ten power points, one television point and one telephone point.



| UTILITY ROOM

3m x 1.24m (9'8" x 4'0")

The utility room has a washing machine, a dryer, a freezer and wall-mounted shelving. There are four power points, one centre light piece, solid oak timber flooring and a PVC door with glass panelling allows access to the rear garden.

| STAIRS AND LANDING

3.71m x 2.25m (12'1" x 7'3")

The stairs and landing have been fitted with carpet flooring. The landing area has one centre light piece, double doors allowing access to a hot press which is shelved for storage, a Stira staircase allowing access to the attic and one window to the side of the property which floods the area with natural light.

| BEDROOM 1

5.03m x 3.67m (16'5" x 12'0")

A large double bedroom has two windows to the front of the property including curtain rails and curtains. The room has solid timber flooring, extensive built-in storage on both main walls, one centre light piece, one radiator, six power points, one television point and one telephone point.



| ENSUITE

1.31m x 2m (4'2" x 6'5")

The ensuite bathroom features a three piece suite including a corner shower incorporating a Mira Elite electric shower and is finished with impressive floor and wall tiling, one window to the side of the property, one centre light piece, one radiator and one extractor fan.



| BEDROOM 2

4.24m x 3.26m (13'9" x 10'6")

A spacious double bedroom has two windows overlooking the rear garden including curtain rails and roller blinds. The room has solid timber flooring, attractive neutral décor, one centre light piece, one radiator and four power points.



| **BEDROOM 3**

3m x 2.26m (9'8" x 7'4")

A spacious bedroom has one window to the rear of the property, solid timber flooring, one centre light piece, one radiator, one power point and one telephone point.



| **BATHROOM**

2.5m x 1.83m (8'2" x 6'0")

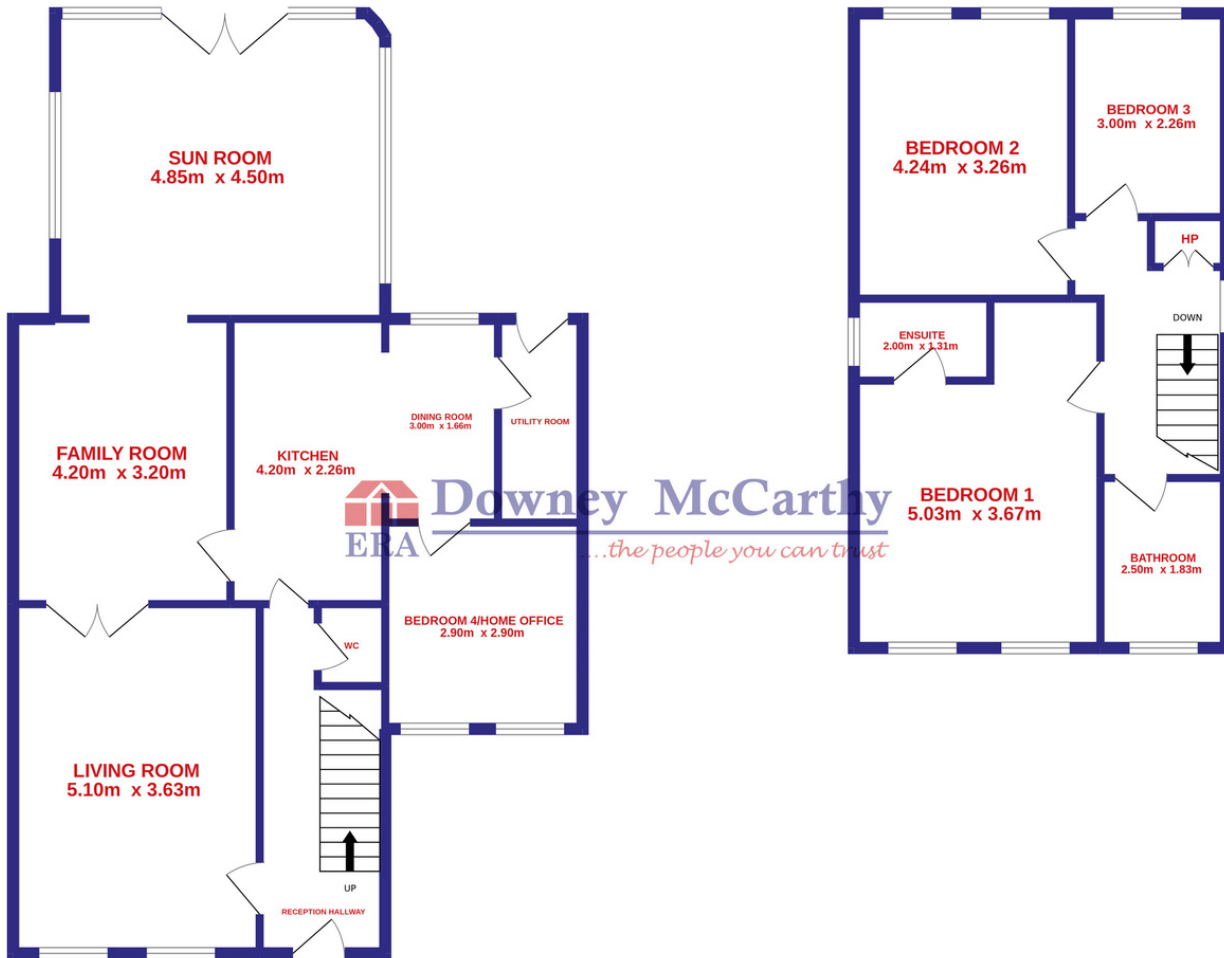
The main family bathroom features a four piece suite including a mains operated, electrically pumped power shower fitted over the bath. The area has impressive floor and wall tiling, one window to the front of the property, a heated stainless steel towel rail, one centre light piece and one radiator.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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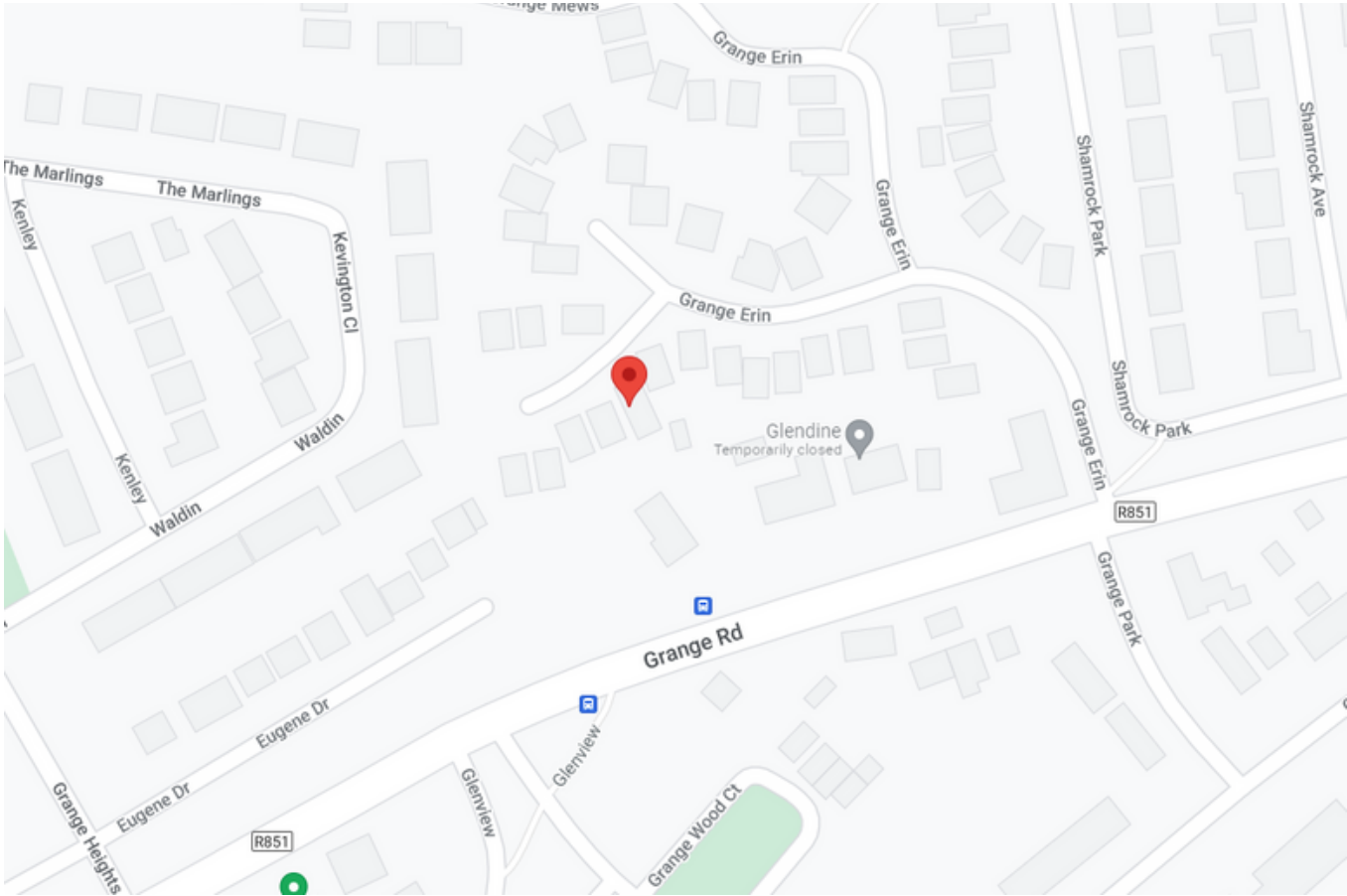
TOTAL FLOOR AREA : 145.0 sq.m. approx.

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 T9K7 for directions.



| ALL ENQUIRIES TO:

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