



Downey McCarthy

...the people you can trust

8 Douglas Close, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to offer this truly immaculate and most impressive, three bedroom, three storey townhouse, which comes to the market in show house condition. It is evident upon arrival at No. 8, that great pride has been taken in its presentation, with the current owners investing time and effort into making this such an ideal and modern family home.



AMV: €475,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 146.92 Sq. M. / 1,581 Sq. Ft.
- Built in 1997
- BER C1
- Natural Gas fired central heating
- Three spacious bedrooms
- Beautiful décor throughout
- Immaculately presented to a show house standard
- Well maintained rear garden with a south facing aspect
- Situated within a private and secure gated development
- Feature first floor lounge overlooking the complex
- Ample parking available
- Superb location in the heart of Douglas village
- A stone's throw from a number of essential and recreational amenities
- 2 Shopping Centres plus popular restaurants and bars all in easy walking distance
- Easy access to the N28 road network

| RECEPTION HALLWAY

3.93m x 2.58m (12'8" x 8'4")

A solid teak door with side glass panelling allows access to the bright and welcoming reception hallway. The hallway has beautiful attractive décor, solid wooden flooring, two radiators, one centre light piece, a large storage press fitted under the stairs, power points throughout and a door allowing access to the downstairs w.c.

| DOWNSTAIRS W.C

1.47m x 1.1m (4'8" x 3'6")

This w.c has a continuation of the solid wooden flooring, a two piece suite, one frosted window to the front of the property, one radiator, one towel rail and one centre light piece.

| KITCHEN/DINING

5.37m x 3.58m (17'6" x 11'7")

This is a fantastic open plan kitchen/dining space with great natural light and space. The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, fitted appliances, one window to the front of the property, stainless steel sink, recessed spot lighting, display units, solid wooden flooring and an open arch allowing access to the dining area.



The dining area also has solid wooden flooring, beautiful décor, recessed spot lighting, extensive dining space, ample power points and two steps lead down to the sunken living room.



| LIVING ROOM

3.8m x 4m (12'4" x 13'1")

The living room has a doorway allowing access to the back garden and large windows which allows plenty of natural light to fill the room. The room has attractive décor, a solid wood stove and carpet flooring.



| UTILITY ROOM

2.87m x 1.57m (9'4" x 5'1")

The utility room has laminate flooring, one centre light fitting, solid fitted units at eye and floor level with an extensive worktop counter, a mini freezer, drawers for storage and a doorway allowing access to the laundry room.

| LAUNDRY ROOM

1.77m x 2.07m (5'8" x 6'7")

The laundry room has laminate flooring, plumbing for a washing machine and a dryer, a doorway with frosted glass panelling allowing access to the back garden and the gas boiler is also housed here.

| STAIRS AND LANDING

1.84m x 5.69m (6'0" x 18'6")

The stairs and landing has beautiful, luxurious carpet flooring fitted throughout, neutral décor, one radiator, one centre light piece and double doors which lead to the main living quarters.

| LOUNGE

4.37m x 5.7m (14'3" x 18'7")

This is a spectacular room which is awash with natural light and features a deep set bay window, carpet flooring, a beautiful fireplace, two radiators, one television point, one centre light piece and stunning décor throughout.



| BEDROOM 1

2.92m x 5.13m (9'5" x 16'8")

This spacious master bedroom has one window to the rear of the property, luxurious carpet flooring, one centre light piece, fitted wardrobe units for storage, one radiator and a solid door allows access to the en suite bathroom.



| EN SUITE BATHROOM

1.74m x 2.05m (5'7" x 6'7")

The en suite features a three piece suite including a shower cubicle fitted with a power shower, semi-solid wooden flooring, one window to the rear of the property, tiled walls, neutral décor, one large fitted mirror, one wall-mounted light piece and one radiator.



| SECOND LANDING

1.78m x 2.81m (5'8" x 9'2")

The second floor landing benefits from the continuation of the luxurious carpet flooring from the first floor landing, attractive décor, one centre light piece and access to the attic.

| BEDROOM 2

3.85m x 5.23m (12'6" x 17'1")

This double bedroom has one window overlooking the front of the property, beautiful neutral décor, carpet flooring, one radiator, a solid fitted wardrobe for storage and power points throughout.



| BEDROOM 3

3.64m x 2.74m (11'9" x 8'9")

This bedroom has one window overlooking the rear of the property, carpet flooring, one centre light piece, a solid fitted wardrobe for storage, one radiator and beautiful neutral décor.



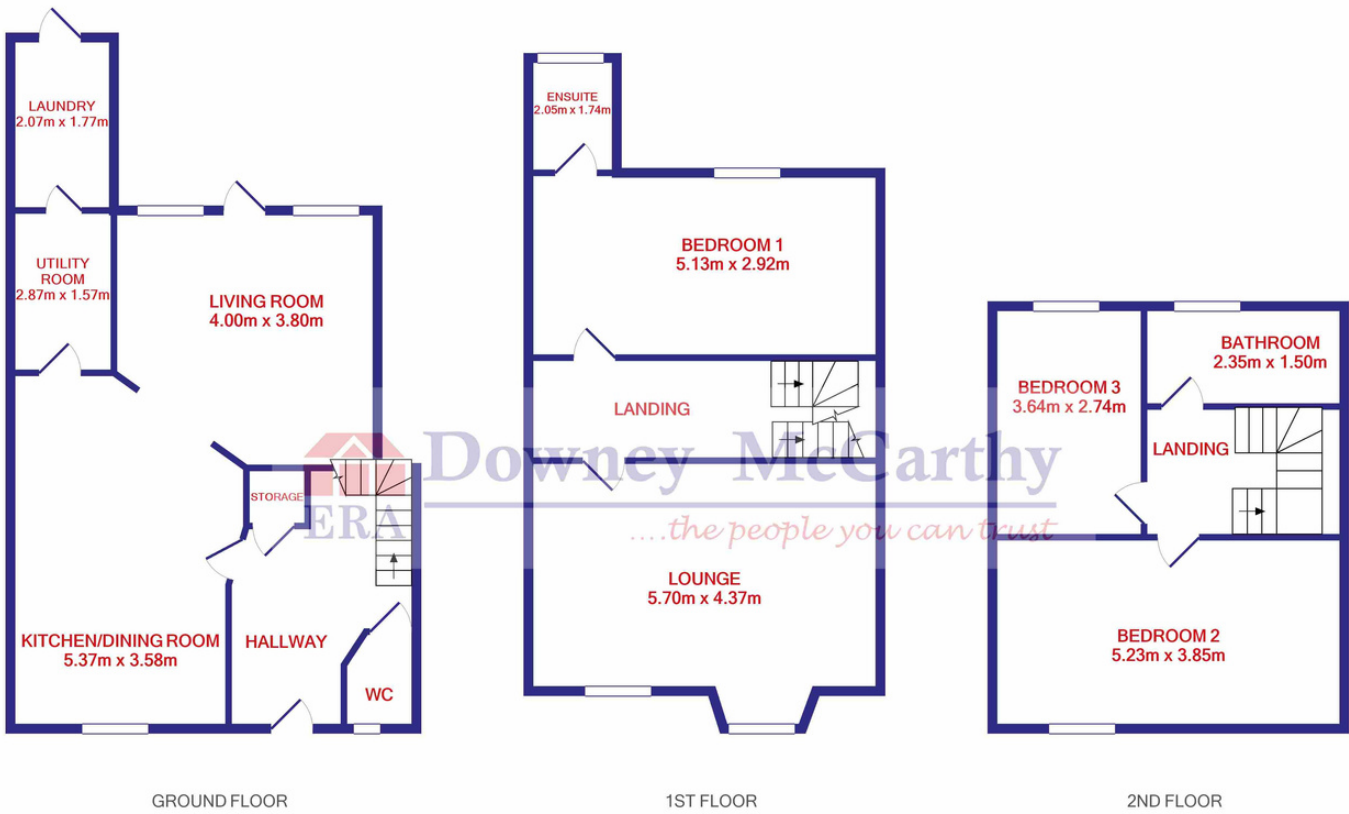
| BATHROOM

1.5m x 2.35m (4'9" x 7'7")

The main bathroom features a three piece suite which includes a built in shower cubicle with a Mira Sport electric shower, one window overlooking the rear of the property, semi-solid wooden flooring, beautiful neutral décor, one radiator and panelled walls.



| FLOOR PLAN



TOTAL APPROX. FLOOR AREA 146.9 SQ.M. (1581 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 TXV9 for directions.



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