



Downey McCarthy

...the people you can trust

Mount Grange Lodge, Grange Cross, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present the charming and historic Mount Grange Lodge to the market, a most distinctive and unique two bedroom lodge, which has been immaculately maintained throughout. This deceptively spacious property boasts many of its original period features and is ideally located close to Douglas village and a host of amenities including schools, supermarkets, cafes, bars, shops and restaurants. This property will immediately appeal to the professional single or couple who will want their own private living space in this immensely convenient and most desirable location along with the benefit of truly superb, private garden.

The garden may not survive if the purchaser decides to proceed with the planning permission that has been granted for a magnificent extension which will more than double the size of the existing dwelling.

AMV: €295,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 67.5 Sq. M or 727 Sq. Ft.
- Built in 1850 approx.
- BER G
- Immaculately maintained property
- Boasts many of its original period features
- Scope to extend - Full planning Granted Ref Cork City Council File number 2039795
- Drawings available upon Request
- This would create a property with a total of 184 Sq. M or 1,980 Sq. ft. approx.
- Off street parking
- Superb large rear garden which is fully enclosed
- Historic property in an ideal location
- Close to local amenities including schools, supermarkets, cafes, bars, shops, restaurants
- Easy access to the N40 road network to Cork city, Wilton, Mahon Point, Little Island
- On the 206 bus route

| PORCH

1.4m x 2.17m (4'5" x 7'1")

A solid door allows access into the porch which has mosaic tiled flooring, one centre light piece, shelving for display purposes, panelling on the walls and an original feature wooden door leading you to the living room.



| LIVING ROOM

4.83m x 3.42m (15'8" x 11'2")

The living room has a dual aspect with one window to the front of the property and one window to the side which allows extensive natural light to fill the room. This is a spectacular living space with semi-solid wooden flooring, fantastic feature solid wooden beams in the high vaulted ceiling, a stove within the beautiful brick fireplace and neutral décor. A solid door from the living room allows access to the main bedroom.



| BEDROOM 1

4.82m x 3.45m (15'8" x 11'3")

This very spacious double bedroom with a dual aspect with one window to the front of the property and one window to the side. The room boasts semi-solid wooden flooring, feature wooden beams, neutral décor, two radiators and two light pieces.



| HALLWAY

1.02m x 1.51m (3'3" x 4'9")

The hallway has one radiator, a continuation of the semi-solid wooden flooring and a storage area. An open arch allows access to the kitchen.

| KITCHEN

3.06m x 4.39m (10'0" x 14'4")

The modern kitchen has dual aspect with one window overlooking the rear of the property and one window overlooking the side. The kitchen has solid fitted units at eye and floor level with an extensive worktop counter, plumbing for a washing machine, plumbing for a dryer, space for an oven, hob, extractor fan, space for a fridge freezer, tiled flooring, ample power points, one radiator, one centre light piece and beautiful décor.



| REAR HALLWAY

2.27m x 0.9m (7'4" x 2'9")

The rear hallway has tiled flooring, one centre light piece and a door allowing access to the rear garden. Two solid doors allow access from this hallway to the office and main bathroom.



| BEDROOM 2/HOME OFFICE

2.25m x 3.45m (7'3" x 11'3")

The 2nd bedroom could easily act as an office and it has one window overlooking the rear garden, carpet flooring, neutral décor, one radiator, one centre light piece, shelving for storage and plenty of space for an office desk.



| BATHROOM

1.41m x 2.61m (4'6" x 8'5")

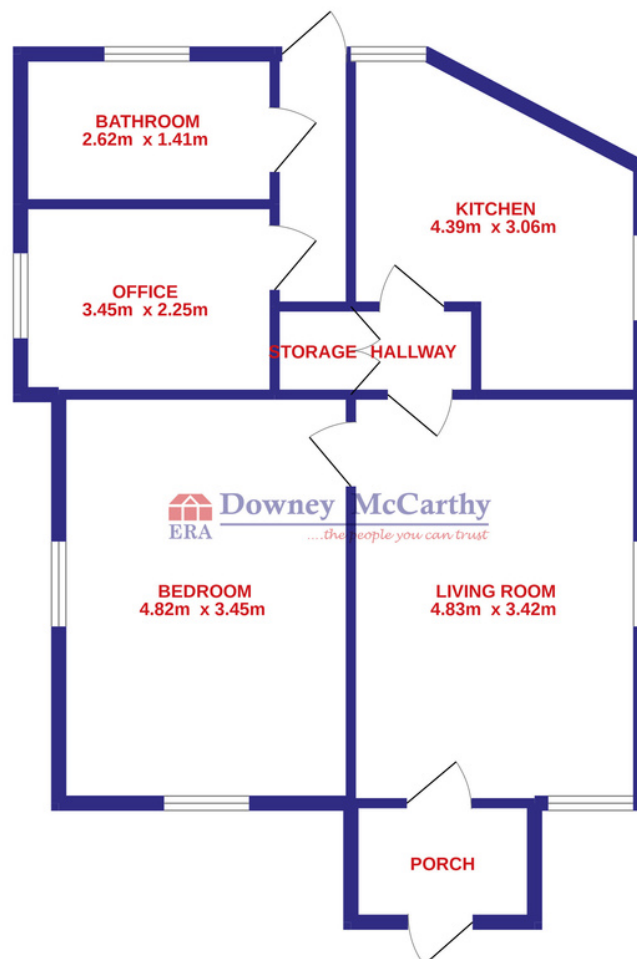
The main bathroom features a three piece suite including an open space with a Mira Excel electric shower, one frosted window overlooking the rear of the property, floor and wall tiling, shelving for display purposes, one wall-mounted light piece, one centre light piece and one extractor fan.



| GARDEN



| FLOOR PLAN



TOTAL FLOOR AREA : 64.4 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 K2WT for directions.



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Solicitor details:

Neil Twomey, Neil Twomey & Co. Solicitors, Fernville, Lismore, Co. Waterford

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