

1 Hillgrove Lawn, South Douglas Road, Douglas, Cork



*** FULL RENOVATION PROJECT***

Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this extended, three bedroom semi-detached property located within a quiet cul de sac off the South Douglas Road, Cork. The property which is currently in need of full renovation will allow the buyer to design and create their dream family home whilst also benefitting from the properties proximity to a host of local amenities within the vibrant village of Douglas. The area is well serviced by a host of primary and secondary level schools, shopping centres, bars, restaurants and family pursuits which are all within walking distance of the property.

AMV: €345,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Fantastic opportunity to design your dream home
- Excellent location within 5 minutes walk of Douglas Village
- Approx. 137.88 Sq. M. / 1,484 Sq. Ft. (including garage)
- Built approx. 1960
- BER E1
- Substantial rear garden
- Close to a host of amenities including primary and secondary schools, shopping centres, shops, bars & restaurants and family pursuits
- Oil fired central heating
- Double PVC glazed windows
- Enclosed rear garden with a Westerly aspect
- Off street parking

| PORCH

1m x 2m (3'2" x 6'5")

A sliding door allows access to a porch area with has tile flooring, beauty board panelling and one centre light piece. A PVC door with glass centre and side panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

3.9m x 2.74m (12'7" x 8'9")

The hallway has hardwood solid timber flooring, one radiator, one power points, under stair storage and one telephone point.

| LIVING ROOM

3.88m x 4.5m (12'7" x 14'7")

The living has a feature bay window to the front of the property, timber flooring, two radiators, a fireplace and two power points.



| FAMILY ROOM

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

The family room has a window overlooking the rear of the property, timber flooring, one radiator, an open fireplace and two power points.



| EXTENDED KITCHEN/DINING

5.6m x 2.8m (18'3" x 9'1")

This dual aspect room has one window to the rear of the property and a window to the side. There is one radiator, one centre light piece and vinyl flooring. An oak door with stain glass panelling allows access to the utility space/garage.



| UTILITY AREA

4.48m x 2.8m (14'6" x 9'1")

The rear of the garage acts as a utility space. Located off the area is a guest w.c (0.93m x 1.05m). A door at the rear of the room allows access to the garden and a window overlooks the garden.

| GARAGE

5.12m x 2.8m (16'7" x 9'1")

The garage is used for storage purposes only. There is an up and over door to the front and the oil burner is housed within this room.

| **BEDROOM 1**

3.8m x 3.95m (12'4" x 12'9")

A double bedroom has a window to the rear of the property. The room has solid timber flooring, one radiator and one power point.



| **BEDROOM 2**

3.6m x 3.95m (11'8" x 12'9")

A double bedroom has a feature bay window to the front of the property. The room has solid timber flooring, an open fireplace, one radiator and two power points.



| **BEDROOM 3**

2.56m x 2.67m (8'3" x 8'7")

This single bedroom has one window to the front of the property. The room has solid timber flooring, one radiator and two power points.



| BATHROOM

2.05m x 2.67m (6'7" x 8'7")

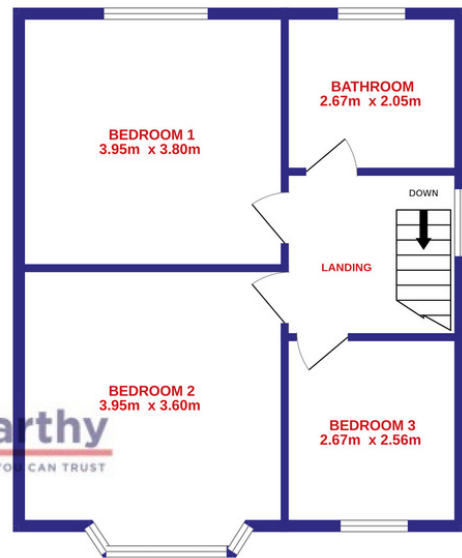
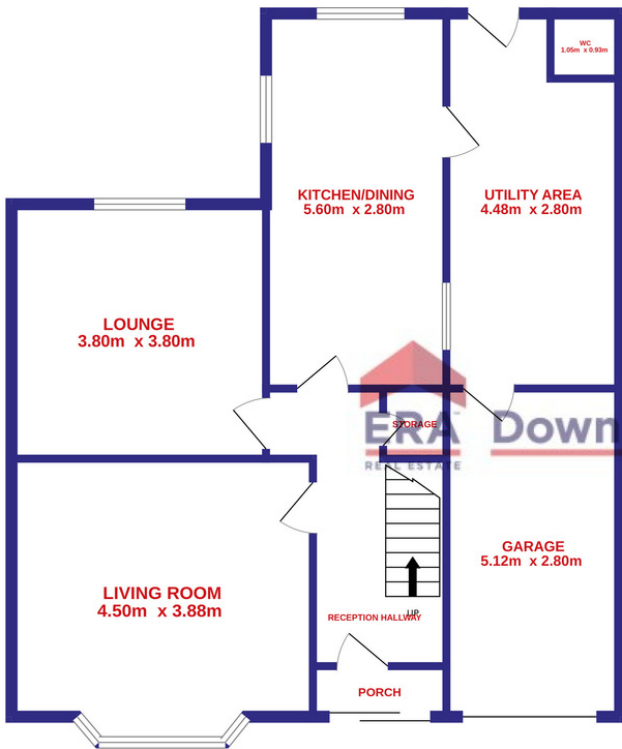
The bathroom features a three piece suite including a corner shower. One window overlooks the rear of the property and the room is finished with timber flooring and one radiator.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



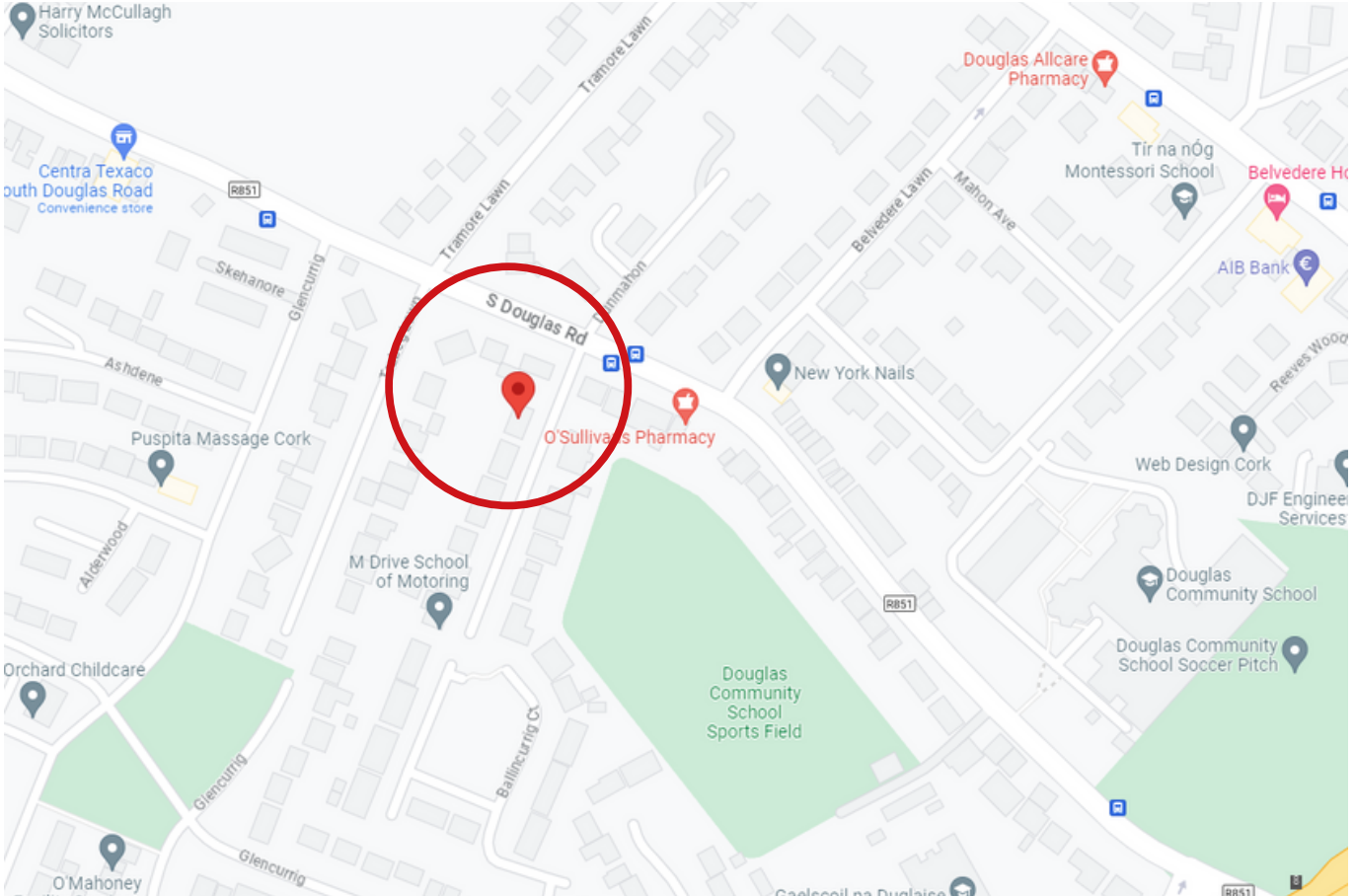
TOTAL FLOOR AREA : 137.9 sq.m. approx.

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 HN9V for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

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