

2 Lake Lawn, Well Road, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this spectacular, extended three bedroom semi-detached property in the much acclaimed residential area of Lake Lawn, Well Road, Douglas. This superb family home benefits greatly from its positioning on a private, sunny South West facing site together with the addition of a substantial rear extension offering an abundance of living accommodation. In addition to the current accommodation, the owners have secured full planning permission for the construction of substantial single and two storey extensions to the property (see plans within the photo gallery).

Douglas Village with all its amenities is within an easy stroll while primary and secondary level schools are located within a short distance. Cork's Marina Parks and promenade and the Blackrock Railway Greenway are within close proximity opening up an abundance of outdoor family recreational pursuits.

Accommodation consists of a reception hallway, guest w.c, living room, kitchen, formal dining room/lounge and beautiful open plan rear extension with direct access to an enclosed raised decking area and the superb rear garden. Upstairs the property offers three spacious bedrooms, an ensuite bathroom and a shower room.

AMV: €525,000

BER D2

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PSRA No. 002584

| FEATURES

- Full planning permission granted since Feb 2022 for single and 2 storey extensions to the side and rear of the property
- Beautiful private rear garden with a sunny South West facing rear aspect
- Magnificent open plan rear extension overlooking the picture perfect garden
- Mature sought after residential location close to Douglas Village, Blackrock and the city centre
- Enclosed raised decking area located off the rear extension
- Approx. 112 Sq. M. / 1,206 Sq. Ft.
- Built c. 1950
- Three spacious bedrooms
- Gas fired central heating/D2 Energy Rating
- Detached garage 6.8 x 2.6 with power and lighting
- Positioned on the 219 bus route
- Fully floored & insulated attic

| RECEPTION HALLWAY

4.68m x 2.2m (15'3" x 7'2")

A teak door with glass centre panelling allows access to the main reception hallway. The bright and spacious reception hallway has a feature portal window to the front of the property, attractive décor and carpet flooring. There is one centre light piece, one large radiator, one power point, one telephone point and under stair storage.



| GUEST W.C

The guest w.c features a two piece suite and recessed spot lighting.

| LIVING ROOM

3.6m x 4.2m (11'8" x 13'7")

The main living room features superb laminate walnut timber flooring, one window to the front of the property and an impressive ceiling height. The room is finished with an impressive open fireplace with bespoke built-in display cabinets on both sides, an attractive picture rail surrounding the room, neutral décor, one centre light piece, one large radiator, four power points and one television point.



| KITCHEN

2.66m x 2.7m (8'7" x 8'8")

The kitchen features modern units at eye and floor level in a U shape with extensive worktop counter and tile splashback. The room has vinyl flooring, covings around the ceiling, recessed spot lighting, ten power points, one radiator and one window overlooking the extension/living area. The kitchen includes a stainless steel sink, an integrated extractor fan, fridge freezer, gas cooker and plumbing for a dishwasher. A door from here allows access to the rear extension which acts as dining and living accommodation.



| REAR EXTENSION

3.7m x 6.28m (12'1" x 20'6")

This magnificent extension is the heart of the home and benefits from the property's South West facing aspect. The area is flooded with natural light throughout and features a glazed rear wall and vaulted Velux windows.



There is recessed spot lighting, superb solid timber flooring, three radiators, ten power points, two telephone points, wall-mounted lighting and a sliding door allowing access to an enclosed decking and the rear garden.



| FORMAL DINING ROOM / LOUNGE

2.98m x 3.7m (9'7" x 12'1")

Located off the main hallway or from the rear sun room, this room could serve a multitude of uses. The room has impressive semi-solid timber flooring, one radiator, eight power points, two television points, one centre light piece and wall-mounted light pieces.



| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring. On the half landing, one window floods the area with natural light. At the top of the landing there is one centre light piece and a radiator. A Stira staircase allows access to the attic which has been floored and slabbed. The attic has a radiator and one centre light piece.



| **BEDROOM 1**

2.97m x 4.13m (9'7" x 13'5")

A spacious main bedroom has one window to the rear of the property including a curtain rail and curtains. The room has attractive décor, carpet flooring, one centre light piece, one radiator, six power points and one telephone point. A door allows access to the ensuite bathroom.



| **ENSUITE**

1.73m x 2.3m (5'6" x 7'5")

The ensuite bathroom features a four piece suite including an electric shower fitted over the Jacuzzi bath. The room has floor and wall tiling, one window to the rear, one radiator and recessed spot lighting.



| **BEDROOM 2**

3.55m x 3.9m (11'6" x 12'7")

A spacious double bedroom had one window to the front of the property, including a curtain rail and curtains. The room has an impressive array of built-in units from floor to ceiling, attractive décor, carpet flooring, one centre light piece, one radiator and three power points.



| **BEDROOM 3**

3.34m x 2.5m (10'9" x 8'2")

This large single bedroom has one window to the front of the property, carpet flooring and one centre light piece. There is an impressive Slidrobe fitted unit, one radiator and power points.



| **SHOWER ROOM**

2.15m x 2.11m (7'0" x 6'9")

The main family shower room features a three piece suite including a large corner shower area. The room has impressive floor and wall tiling, recessed spot lighting, one extractor fan and one radiator.

| **GARAGE**

6.8m x 2.62m (22'3" x 8'5")

An up and over door allows access to the detached garage. There is a painted concrete floor, two windows to the side, wall-mounted shelving and one centre light piece. The gas boiler is housed here.



| GARDENS AND EXTERIOR

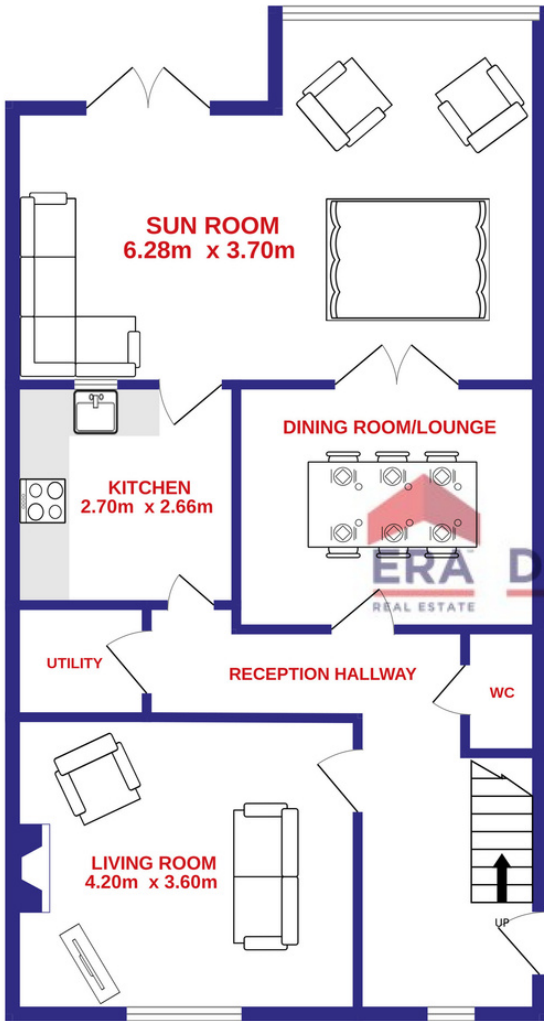


The front of the property is fully enclosed with block built walls. There is a concrete driveway which will facilitate off street parking for three to four vehicles. The garden which is laid to lawn offers a scattering of mature shrubs and plants throughout. A secure gate allows access from the front of the property to the rear garden.

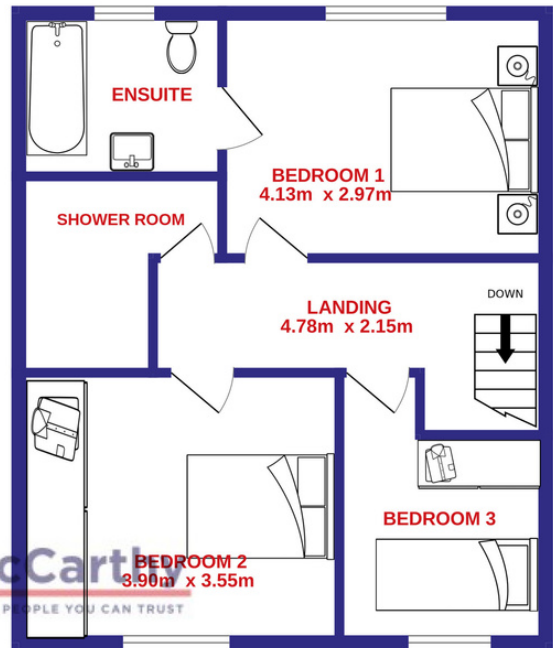
The rear of the property boasts a spectacular rear garden which is fully enclosed and has a South/South West facing aspect. It has been beautifully maintained and offers a fine balance of large patio areas and ample lawn spaces. Located immediately off the rear extension is an enclosed decking area which is an ideal area to enjoy the evening sun.

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



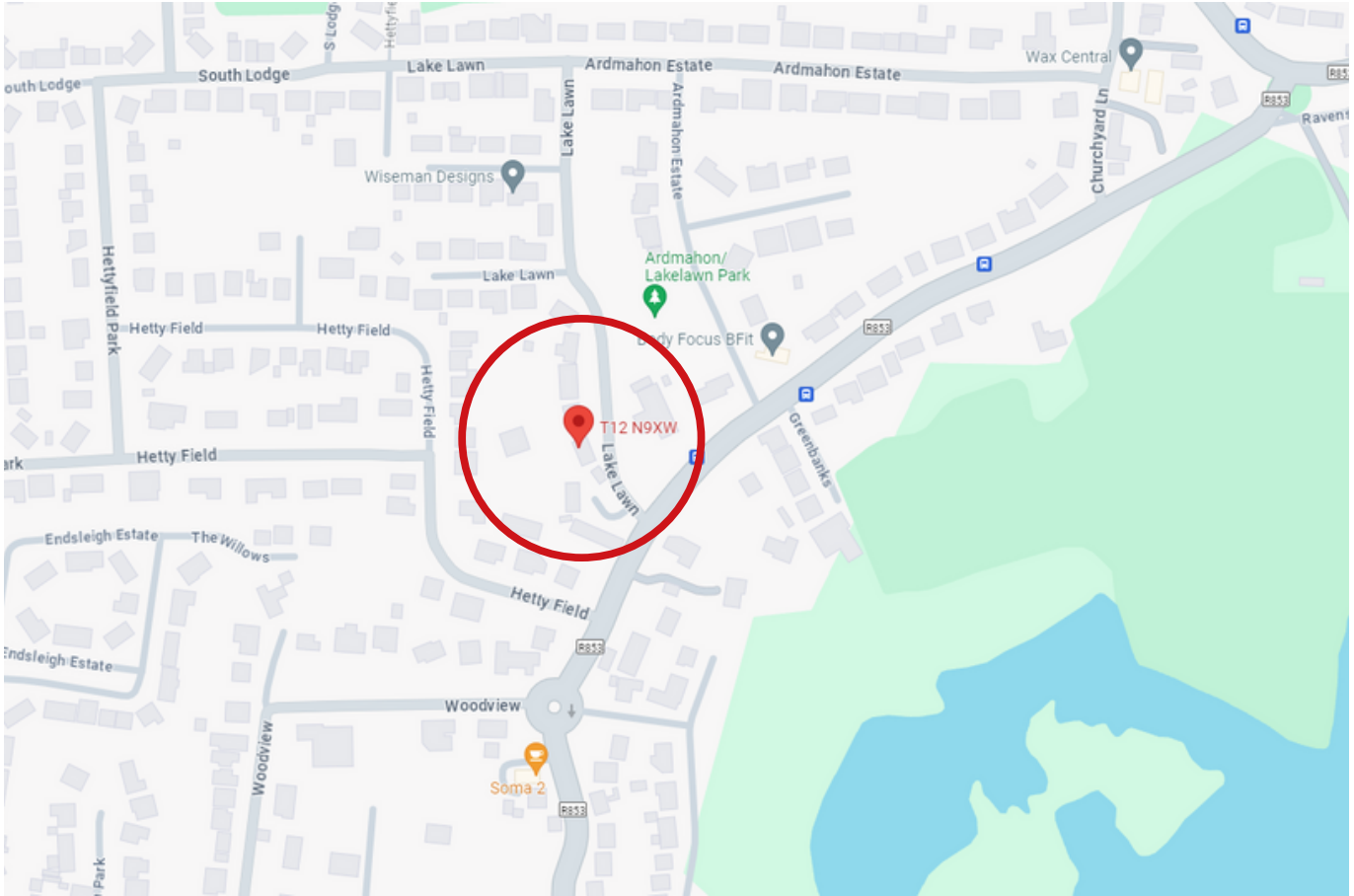
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TOTAL FLOOR AREA : 112.0 sq.m. approx.

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 N9XW for directions.



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