

16 Shamrock Road, Douglas, Cork



ERA Downey McCarthy are delighted to present to the market this superb four bedroom, semi-detached property situated in a sought after residential estate in Shamrock Lawn, Douglas. Ideally located close to multiple schools, shops, bars, local parks, restaurants and supermarkets, convenience is on your doorstep and the property offers great potential to become a fantastic family home.

Accommodation consists of reception hallway, guest w.c, living room, dining room, and kitchen on the ground floor. Upstairs the property offers four spacious bedrooms and the main family bathroom.

AMV: €375,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 123.01 Sq. M. / 1,324 Sq. Ft.
- Built in 1976
- BER E1
- Gas fired central heating
- Mix of single and double glazed PVC and timber windows
- Four spacious bedrooms
- Superb potential
- Adjoined garage
- South facing aspect to the front
- Fully enclosed rear garden and patio area
- Most sought after location
- Ideal family home
- Short walk to Douglas Village and all its amenities

| RECEPTION HALLWAY

1.57m x 2.31m (5'1" x 7'5")

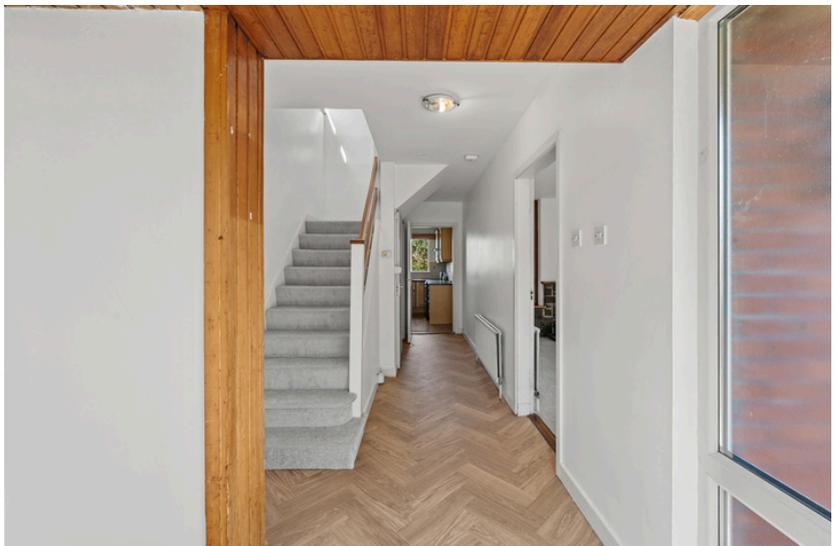
An open porch with one centre light piece allows access to a PVC door with frosted glass panelling, which in turn allows access into the reception hallway. The reception hallway has new laminate flooring, a feature timber panelled ceiling, one centre light piece, one large window to the front of the property, and opens on to the main hallway.



| MAIN HALLWAY

5.35m x 2.22m (17'5" x 7'2")

The main hallway has new laminate flooring, one centre light piece, one radiator, under stair storage, and a door leading to the guest w.c.



| GUEST W.C

The guest w.c features a two piece suite, one window to the side of the property, tile flooring, and one centre light piece.



| LIVING ROOM

5.05m x 3.94m (16'5" x 12'9")

The spacious main living room has one window to the front of the property, one centre light piece, new carpet flooring, an open fireplace with feature stone hearth and mantle, built-in storage, one radiator, and four power points. Double doors allow access into the dining room.



| DINING ROOM

3.35m x 3.95m (10'9" x 12'9")

The dining room has carpet flooring, one radiator, one window to the rear, four power points, and one centre light piece and door allows access into the kitchen.



| KITCHEN

3.33m x 3.82m (10'9" x 12'5")

The kitchen features fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback, stainless steel sink, space for an oven/hob, extractor fan, space for a fridge freezer, space for a dishwasher, and space for a washing machine. The room has tile flooring, one centre light piece, one large radiator, two windows to the rear, ample power points, and a door allowing access to the side of the property.



| STAIRS AND LANDING

3.34m x 0.89m (10'9" x 2'9")

The stairs and landing are fitted with new carpet flooring throughout. At the half landing there is one window to the side of the property. The main landing area has one centre light piece, access to the hot press, and one power point.



| BEDROOM 1

4.42m x 3.48m (14'5" x 11'4")

This spacious double bedroom has one window to the front of the property, built-in wardrobes, laminate flooring, one centre light piece, one large radiator, and four power points and direct access to a walk-in shower cubicle.



| BEDROOM 2

4.17m x 3.36m (13'6" x 11'0")

Another spacious double bedroom has one window to the rear of the property with superb views of the city, timber flooring, one centre light piece, one radiator, and two power points.



| BEDROOM 3

2.44m x 3.23m (8'0" x 10'5")

This double bedroom has one window to the rear of the property with superb views of the city, timber flooring, one centre light piece, one radiator, and two power points.



| BEDROOM 4

2.55m x 2.72m (8'3" x 8'9")

This single bedroom has one window to the front of the property, built-in wardrobes, new carpet flooring, one centre light piece, one radiator, and two power points.



| MAIN BATHROOM

2.27m x 1.73m (7'4" x 5'6")

The main family bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, vanity unit, one frosted window to the side of the property, one centre light piece, one radiator, and access hatch to the attic.



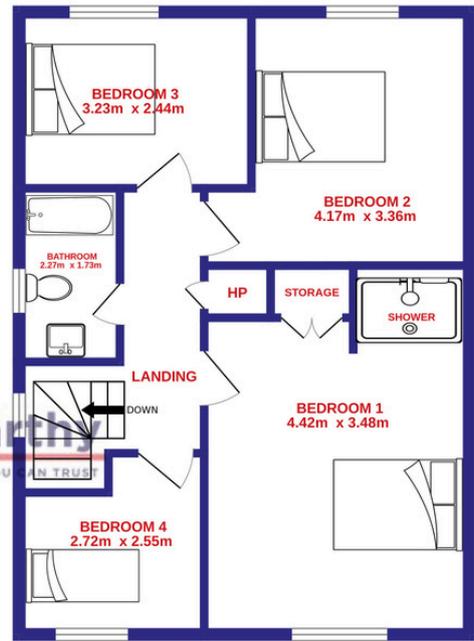
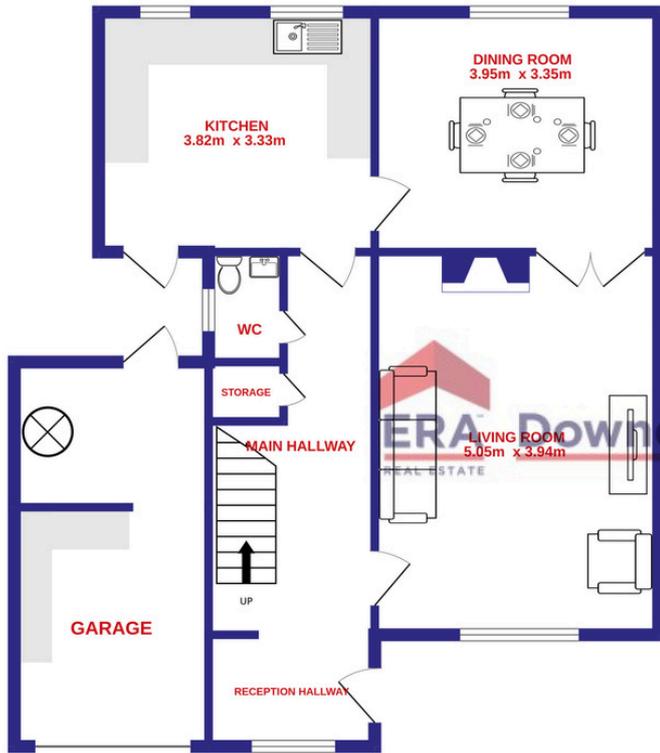
| GARAGE

The adjoined garage is currently being utilised for storage. It has concrete flooring, and the garage also houses the gas boiler.

FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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| GARDENS AND EXTERIOR

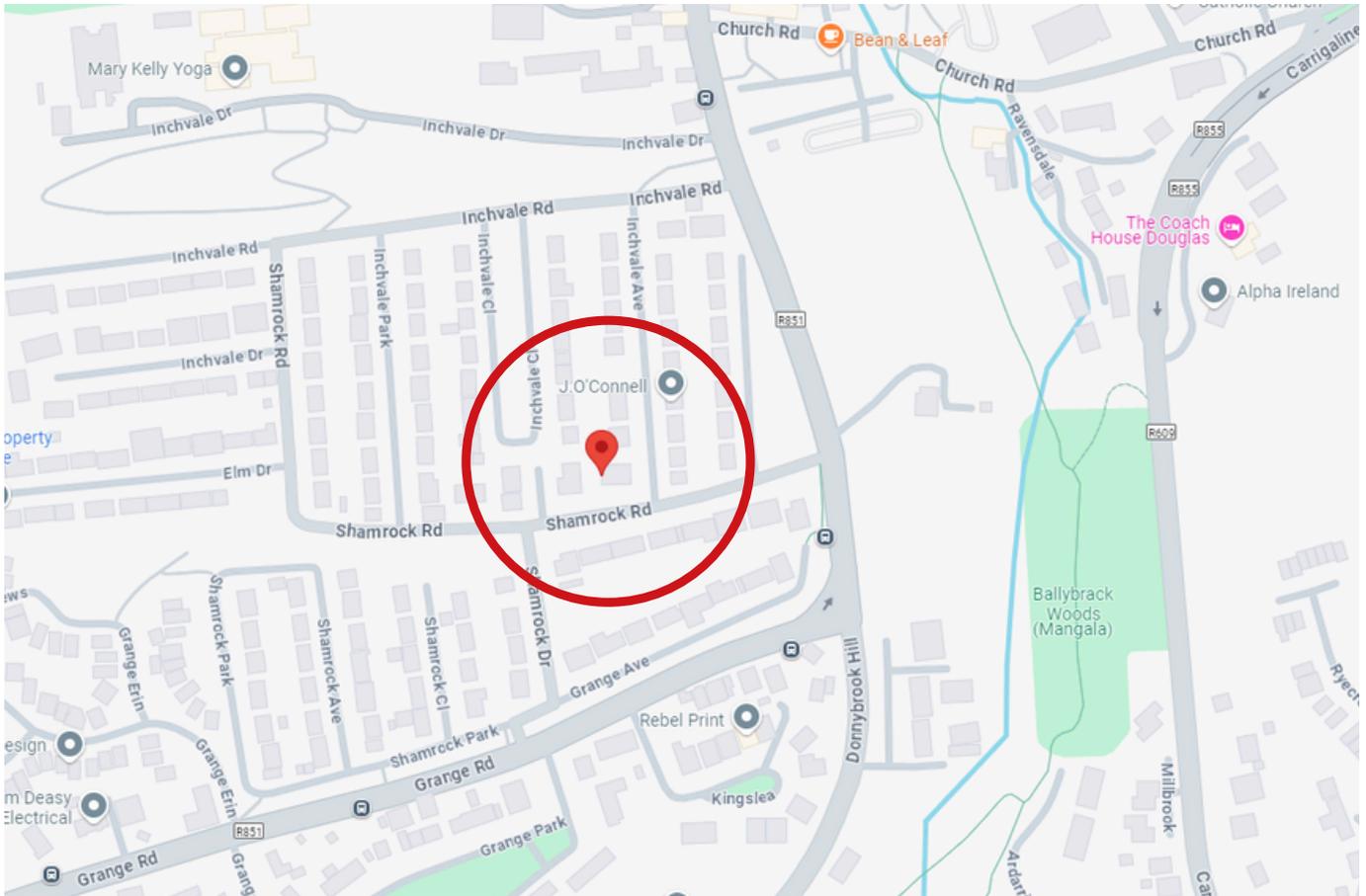


The front of the property is fully enclosed and has a driveway to accommodate off street parking. There is a large, south facing garden area which is laid to lawn with mature shrubs and plants abound. There is access to the adjoined garage via a roller door, and access to the side of the property via a timber gate.

The rear of the property is fully enclosed. There is a patio area with external lighting, a coal bunker, and a large garden area. There is also access to the garage via a pedestrian door.

| DIRECTIONS

Please see Eircode T12 HC1H for directions.



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