

## 24 Summerville, Reeves Wood, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this ideally located three bedroom duplex, situated in a secure gated complex just off the Douglas Road. The property is within walking distance of Douglas village and all amenities including primary and secondary schools, gyms, shopping centre, banks etc. The property is within easy access to the South Ring Road network, making it easily accessible to Cork Airport and the Jack Lynch Tunnel.



**AMV: €340,000**

**BER C1**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 109.78 Sq. M. / 1,182 Sq. Ft.
- Built in 1997
- BER C1
- Gas fired central heating
- Double glazed PVC windows
- Three bedrooms
- South west facing balcony area
- Allocated parking space within a secure gated complex
- A stones' throw from Douglas Village
- Fantastic location close to a host of amenities including primary and secondary schools, gym, shopping centres, shops, banks, restaurants

## | RECEPTION HALLWAY

6.2m x 1.82m (20'3" x 5'9")

A timber door with stain glass panelling allows access into the main reception hallway. The hallway has carpet flooring, one radiator, one centre light piece, neutral décor, two power points, and an intercom system for the main gate.



## | GUEST W.C

2.86m x 0.79m (9'3" x 2'5")

The guest w.c features a two piece suite, tile flooring, one extractor fan, one centre light piece.





## | LIVING ROOM

5m x 4m (16'4" x 13'1")

The spacious living room has French double doors to the front of the property, which lead to a Juliet style balcony. The room has carpet flooring, a feature fireplace with electric fire, one centre light piece with ceiling rose, one radiator, four power points, and French double doors through to the kitchen/dining area.



## | KITCHEN/DINING

3.98m x 5.94m (13'0" x 19'4")

The kitchen features fitted units at eye and floor level in an L-shape with worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine, plumbing for a dishwasher, and six power points. The area has tile flooring, one window overlooking the rear of the property, one centre light piece, and neutral décor.



The dining area has laminate timber flooring, one centre light piece, one radiator, a smoke alarm, fuse board, two power points, and glass double doors allow access to the rear balcony area.



## | STAIRS AND LANDING

0.92m x 5.92m (3'0" x 19'4")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one radiator, one window to the side of the property, a smoke alarm, four power points, and an access hatch to the attic.



## | BEDROOM 1

3.52m x 4m (11'5" x 13'1")

This spacious double bedroom has one dormer window to the rear of the property, one centre light piece, carpet flooring, one radiator, four power points, access to the attic space, and neutral décor.



## | BEDROOM 2

3.47m x 2.86m (11'3" x 9'3")

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





### | **BEDROOM 3**

3.47m x 2.93m (11'3" x 9'6")

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



### | **BATHROOM**

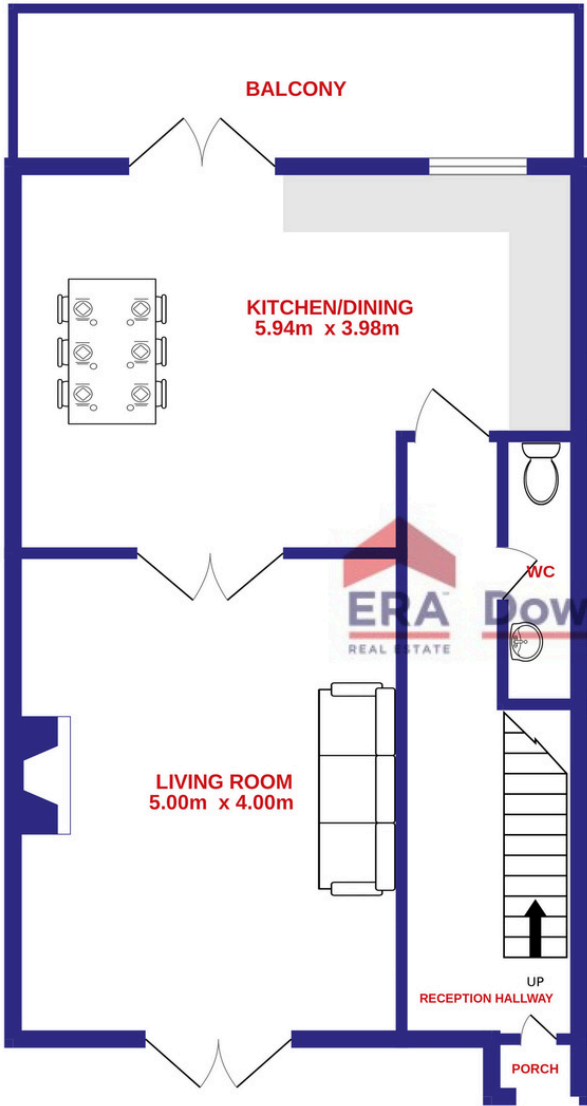
3.25m x 1.76m (10'6" x 5'7")

The main bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath, floor and wall tiling, one frosted window, one radiator, and one centre light piece.

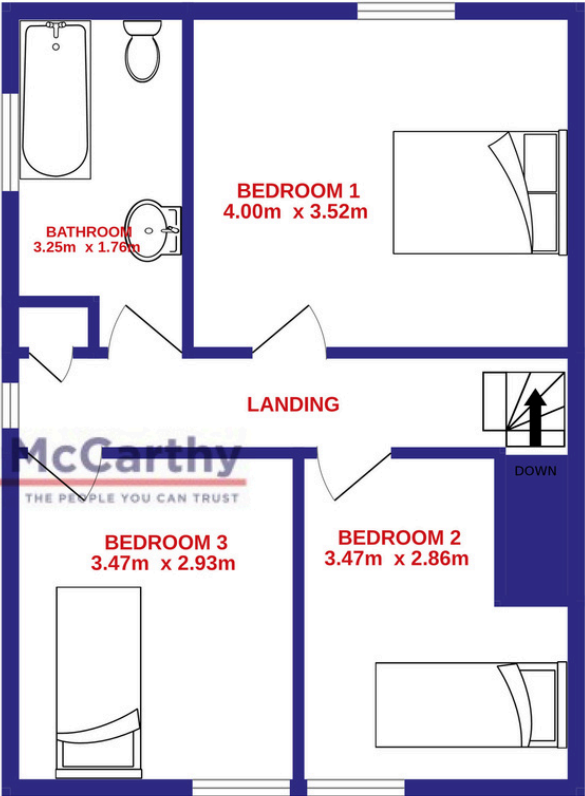


| FLOOR PLAN

GROUND FLOOR

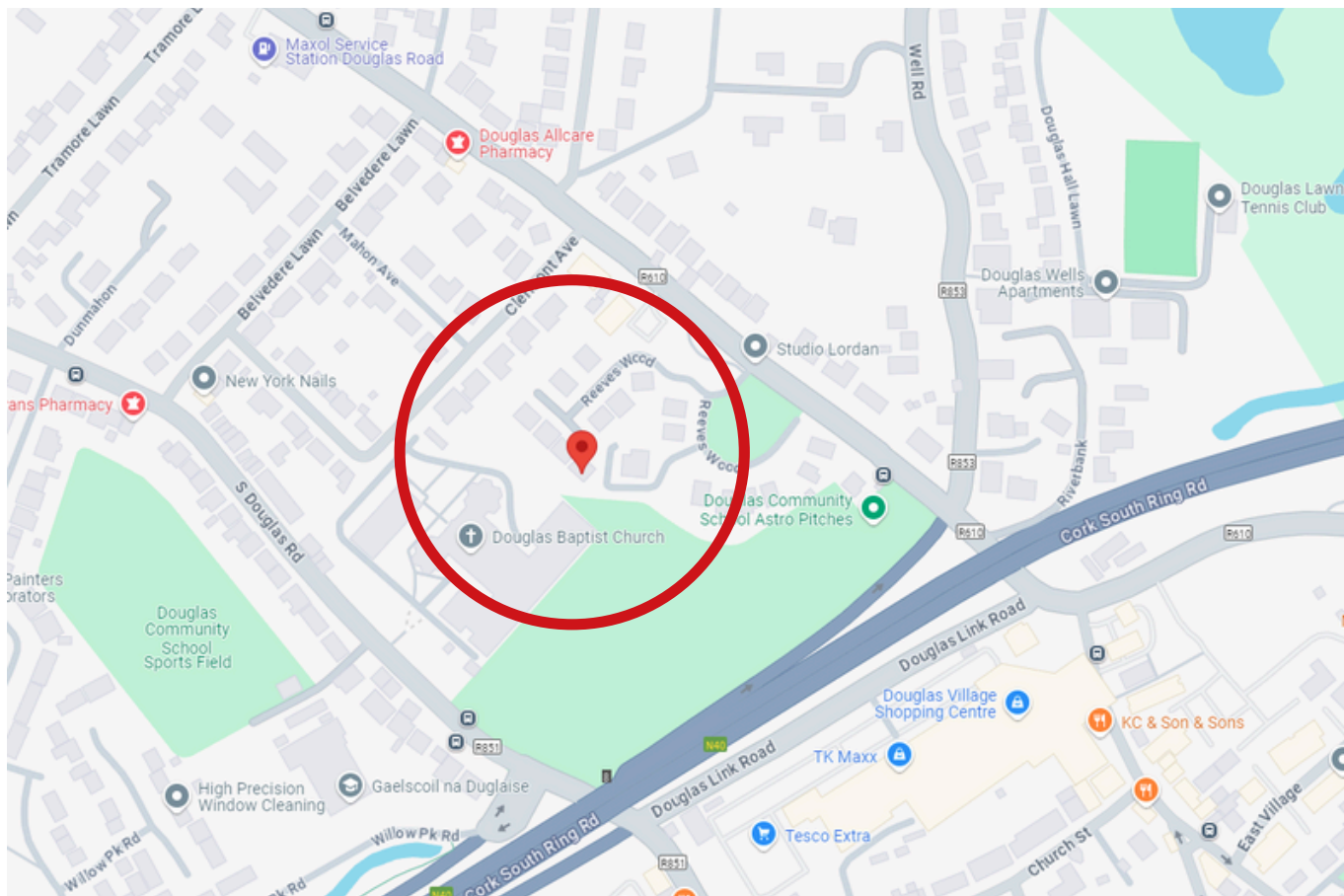


1ST FLOOR



## | DIRECTIONS

Please see Eircode T12 YH21 for directions.



## | ALL ENQUIRIES TO:

**Will Lyons**  
**087 6494740**  
**[will@eracork.ie](mailto:will@eracork.ie)**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.