

24 Inchvale Park, Douglas, Cork



Michael Downey of ERA Downey McCarthy is delighted to offer to the market this very well-presented and extended three bedroom semi-detached property situated in the mature and sought after residential estate of Inchvale Park, Douglas. The property benefits from spacious living accommodation, a fully enclosed south-west facing rear garden which enjoys sunshine from early morning through to the evening, and an ideal location within walking distance of local primary schools, shops, bars, parks, restaurants and supermarkets, offering tremendous convenience on your doorstep and easy access to all that Douglas Village has to offer. The property is also positioned within close proximity of Cork Airport, Cork city centre, and the South Ring Road network, providing excellent connectivity to all major routes.

Accommodation consists of porch, reception hallway, living room, sitting room, dining room, kitchen, and adjoined garage on the ground floor. Upstairs the property offers three spacious bedrooms, bathroom, and w.c.

AMV: €375,000



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PSRA No. 002584

| FEATURES

- Approx. 115.81 Sq. M / 1,247 Sq. Ft.
- Built in the 1960's approx.
- BER G with the potential to bring it up to an A rating (following the recommendations on the BER Report)
- Oil fired central heating
- Three spacious bedrooms
- Adjoined garage
- Enclosed rear garden with sunny south-west facing aspect
- Most sought after location
- Ideal family home
- Short walk to Douglas Village and all its amenities including local primary schools, shops, bars, parks, restaurants and supermarkets
- Well-served by 206 and 207 bus routes to Cork city
- Easy access to Cork Airport and South Ring Road network

| PORCH

1.02m x 1.99m (3'3" x 6'5")

A sliding door allows access into the porch area which has one centre light fitting, one wall-mounted light piece, and carpet flooring. A solid wood door allows access into the main reception hallway.

| RECEPTION HALLWAY

2.97m x 2.11m (9'7" x 6'9")

The reception hallway has one large window overlooking the front of the property, allowing in extensive natural light in from the porch area. The area has neutral décor, under stairs storage, centre light fitting, radiator and carpet flooring. A door allows access into the living room.



| LIVING ROOM

3.21m x 4.17m (10'5" x 13'6")

A super living room has one large window overlooking the front of the property, allowing in extensive natural light. The room has ample space for display cabinets and a suite of furniture, a built-in marble gas fireplace, centre light fitting, radiator and carpet flooring. Double doors from here allow access into the sitting room.



| SITTING ROOM

4.03m x 3.78m (13'2" x 12'4")

This versatile second living space has one window overlooking the rear of the property. A spacious room offers potential for plenty of uses, a feature marble fireplace with open insert, centre light fitting, radiator and carpet flooring. A door allows access to the dining room.



| DINING ROOM

3.93m x 2.5m (12'8" x 8'2")

The dining room has another window overlooking the rear of the property, dining space, centre light fitting, radiator and carpet flooring, an open archway allows access into the kitchen.



| KITCHEN

4.73m x 2.41m (15'5" x 7'9")

The kitchen features solid fitted units at eye and floor level, extensive granite worktop counter, tile splashback, space for an oven/hob/extractor fan, stainless steel sink, plumbing for a dishwasher, and space for fridge freezer. There is a mix of carpet and tile flooring, recessed spot lighting, one centre light fitting, and one window to the rear. The back door allows access to the rear garden and another door leads out to the adjoining garage to the front.



| GARAGE

4.66m x 2.46m (15'2" x 8'0")

The garage has concrete flooring, and it is currently being used for storage purposes. The area has space for a washing machine and dryer, and ample room for garden storage etc. There is great potential here for conversion to further living space such as a playroom or home office etc., depending on the buyers needs.

| STAIRS AND LANDING

3.04m x 2.14m (9'9" x 7'0")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is a window to the side of the property, access to the hot press, and a Stira staircase allowing access to the attic.



| BEDROOM 1

3.84m x 3.91 (12'5" x 12'8")

This spacious double bedroom has one window overlooking the rear, neutral décor, Sliderobe units for storage, centre light fitting, radiator and carpet flooring.



| BEDROOM 2

3.21m x 4.21m (10'5" x 13'8")

Another generous sized double bedroom that has a window overlooking the front of the property, built-in wardrobe units for storage, centre light fitting, radiator and carpet flooring.



| BEDROOM 3

2.29m x 3.15m (7'5" x 10'3")

This spacious single bedroom has one window to the front of the property, a built-in wardrobe unit for storage, centre light fitting, radiator and carpet flooring.



| BATHROOM & W.C

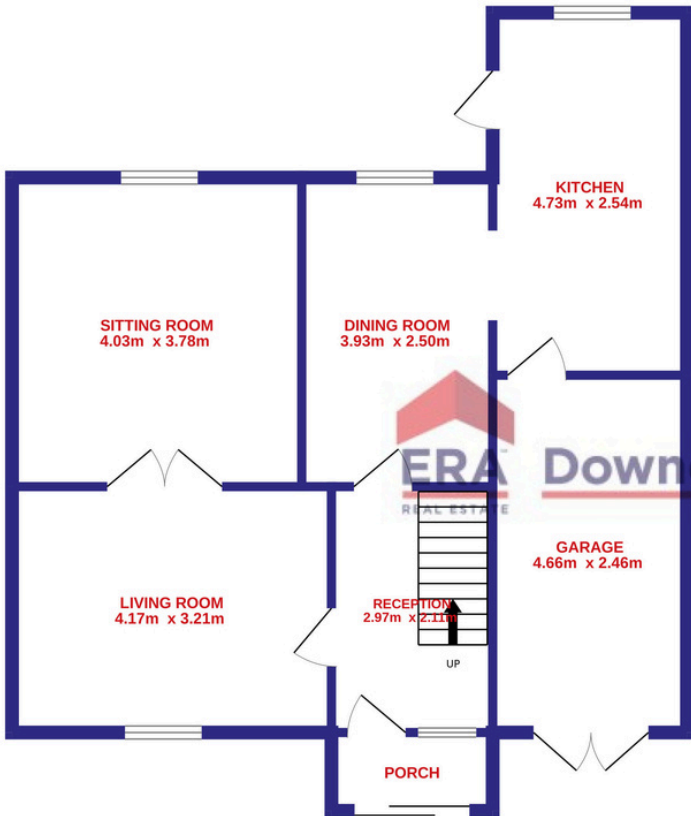
1.73m x 1.49m (5'6" x 4'8")

This bathroom features a fitted bath and a wash hand basin, a frosted window overlooking the rear of the property, centre light fitting, radiator and parquet flooring. The separate w.c (1.73m x 0.83m) has a frosted window, centre light fitting, radiator and parquet flooring.

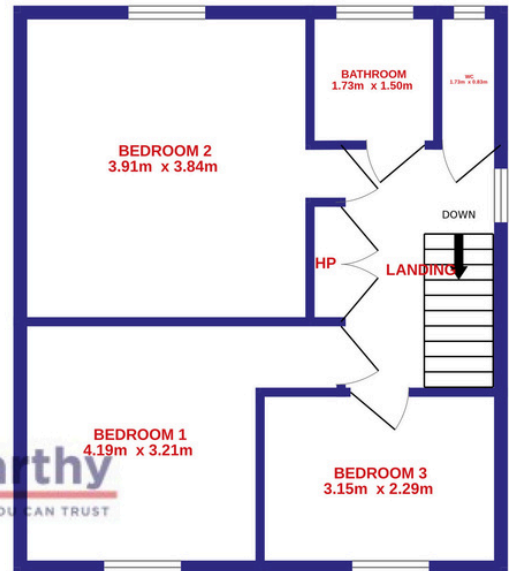


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

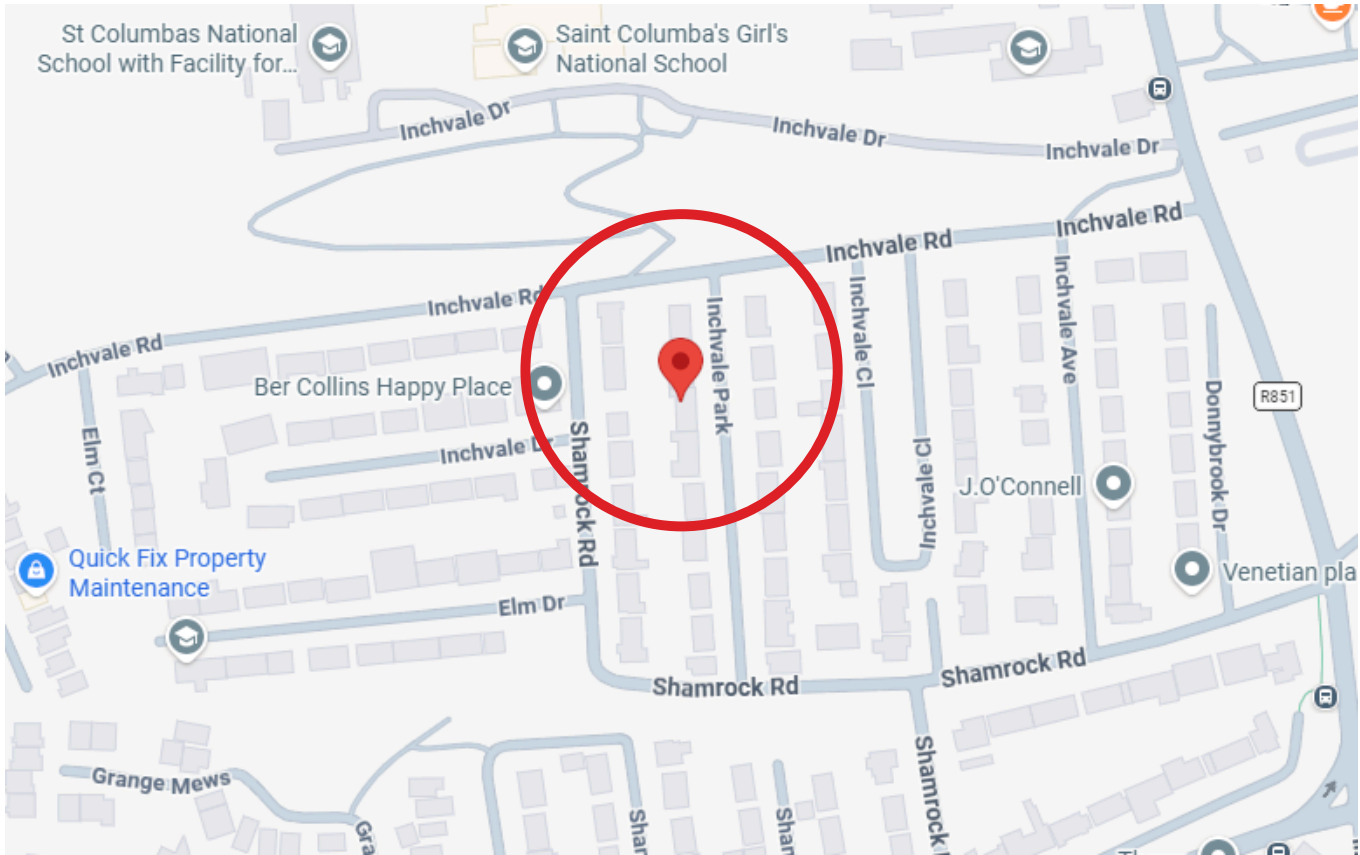


The front of the property is fully enclosed with a hedge to the right and block-built walls to the front and left. There is a tumbled block paved driveway that can accommodate off street parking for one vehicle, and a garden area which is laid to lawn. Double doors allows access into the garage and concrete steps lead you up to the porch.

The rear of the property is fully enclosed to all sides with hedging, timber fencing and block-built walls. There is a well-maintained patio area and garden which is laid to lawn, with shrubs and plants abounding. The oil tank is positioned out here also.

| DIRECTIONS

Please see Eircode T12 N9D3 for directions.



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