

22 Lios Na Greine, South Douglas Road, Douglas, Cork



ERA Downey McCarthy Auctioneers is delighted to offer to the market this very well presented and most spacious four bedroom duplex style property, which is ideally situated just off the South Douglas Road, close to all essential and recreational amenities and just a 15 minute walk from Cork city centre. An ideal starter home or investment opportunity, viewing comes highly recommended to appreciate what this fine property has to offer.

Accommodation consists of reception hallway, kitchen/dining area, superb main living room and guest w.c. on the ground floor. Upstairs the property offers four generous sized bedrooms, one en suite bathroom, plus the main bathroom.

AMV: €325,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 106.72 Sq. M. / 1,149 Sq. Ft.
- Built in 1998 approx.
- BER B3
- Electric heating
- Four bedrooms on the top floor
- Secure gated complex
- Ample private parking
- Fantastic location just off the South Douglas Road
- Close to all amenities of Douglas and Turners Cross
- Adjacent to primary and secondary schools, shops and restaurants
- Easy access to South Link Road and Cork City Centre
- On the 206 and 219 bus routes
- Ideal first time buy/trade up property

| RECEPTION HALLWAY

5.8m x 1.93m (19'0" x 6'3")

A solid teak front door allows access into the main reception hallway. The reception hallway has carpet flooring, one centre light fitting, access to the electrical board, smoke alarm, two radiators, and a door allow access into the guest w.c.



| GUEST W.C

1.56m x 0.82m (5'1" x 2'6")

The guest w.c features a two piece suite, a wall-mounted light fitting, an extractor fan and tile flooring.



KITCHEN/DINING ROOM

5.89m x 3.13m (19'3" x 10'2")

The kitchen/dining area has a feature bay window overlooking the front of the property, allowing in extensive natural light. The kitchen has fitted units at eye and floor level with a worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, space for a fridge freezer, and plumbing for a washing machine. The area has tile flooring, a centre light fitting and an open archway allows access to the dining area.



This dining space has a centre light fitting, a radiator and wooden flooring, double doors allows access into the living room.



LIVING ROOM

3.67m x 5.15m (12'0" x 16'8")

The living room has plenty of space for a suite of furniture, a feature fireplace with an electric insert, attractive neutral décor, centre light fitting, smoke alarm and wooden flooring. A window overlooks the rear balcony area, and sliding doors allow access to same. The balcony is fully enclosed, maintenance free, and has concrete flooring.



| STAIRS AND LANDING

3.48m x 3.34m (11'4" x 10'9")

The stairs and landing are fitted with new carpet flooring throughout. At the top of the landing there is access to the hot press and an access hatch to the attic.



| BEDROOM 1

3.5m x 2.98m (11'4" x 9'7")

This spacious double bedroom has one window overlooking the front of the property, centre light fitting, radiator, and wooden flooring. There's access into the en suite bathroom.



| EN SUITE

1.17m x 2.14m (3'8" x 7'0")

The en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, a centre light fitting, a wall-mounted light fitting and tile flooring.



BEDROOM 2

3.37m x 2.68m (11'0" x 8'7")

Another double bedroom that has a window overlooking the rear of the property, a built-in wardrobe for storage, centre light fitting, radiator and timber flooring.



BEDROOM 3

3.38m x 2.37m (11'0" x 7'7")

This double bedroom has one window to the rear of the property, a built-in wardrobe for storage, centre light fitting, radiator and timber flooring.



BEDROOM 4

3.7m x 2.07m (12'1" x 6'7")

This single bedroom has one feature window to the front of the property, radiator, centre light fitting and timber flooring.



| MAIN BATHROOM

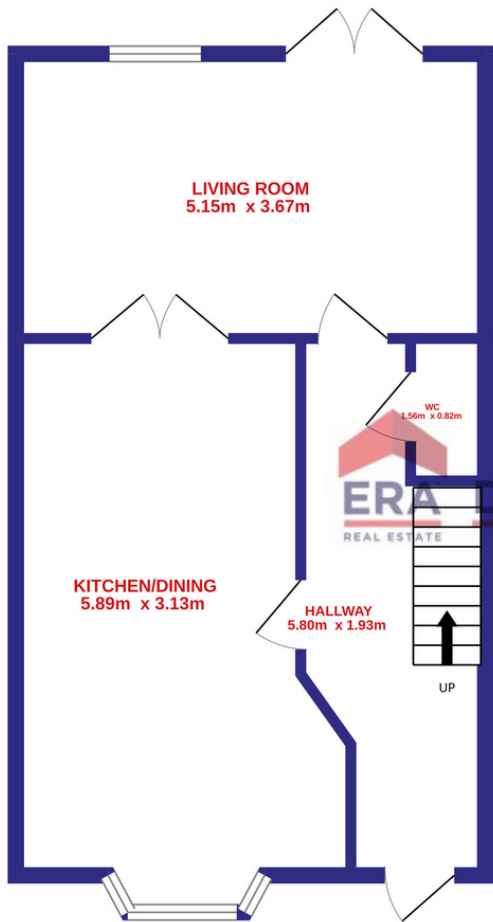
1.87m x 2.13m (6'1" x 6'9")

The main bathroom features a four piece suite, tile flooring, tiling around the bath area, centre light fitting, wall-mounted light fitting, and an extractor fan.

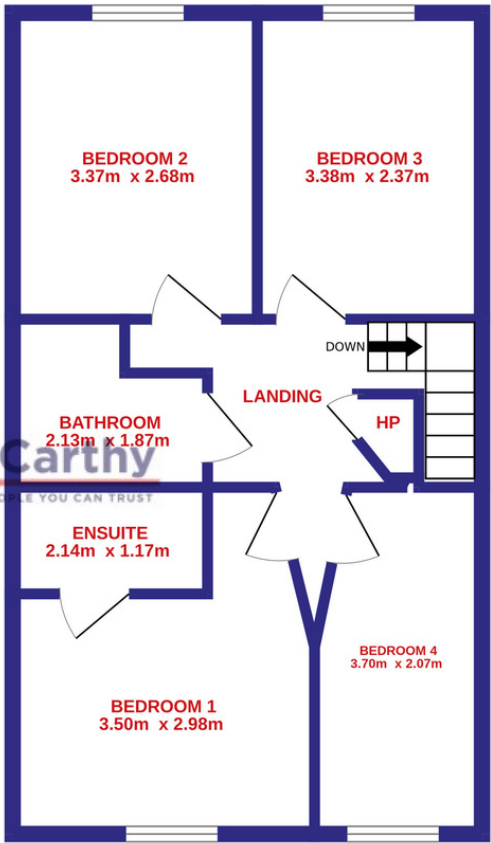


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| EXTERIOR



Balcony View



Balcony View



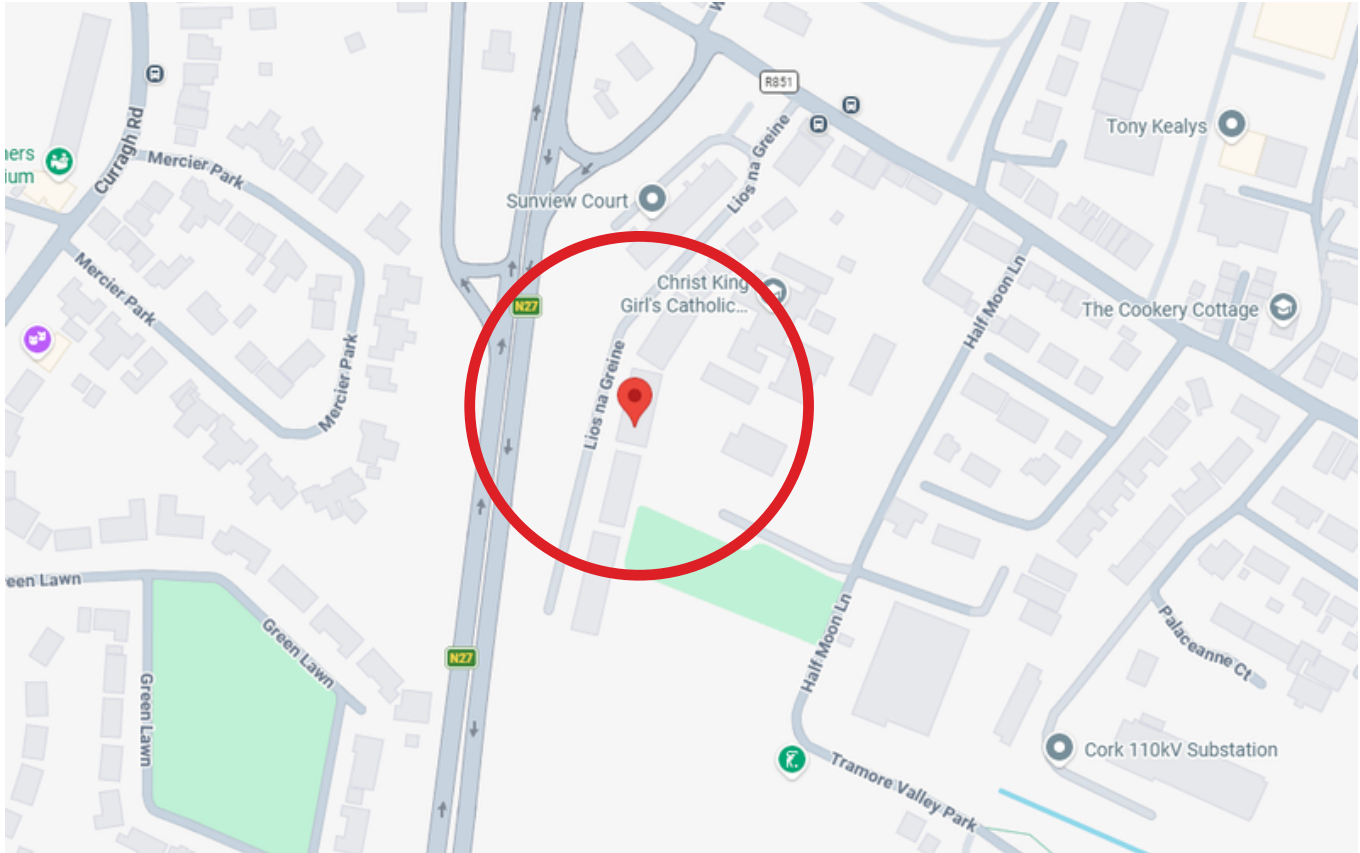
Front Elevation



Car Park

| DIRECTIONS

Please see Eircode T12 F599 for directions.



| ALL ENQUIRIES TO:



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