

For Sale by Private Treaty**1 Berkeley Court, South Douglas Road, Cork T12 HEV7**

A most conveniently located end of terrace two bedroom townhouse in Berkeley Court, an enclave of just 12 townhouses situated off the South Douglas Road. Convenient to every amenity this home has the added benefit of a private garden, landscaped beautifully with raised beds and a pond. Accommodation is light, bright and well laid out with open plan kitchen cum living area, and conservatory off. The bedrooms are both double with a recently upgraded shower room.

1 Berkeley Court has a separate garage unit included in the sale, located opposite the property.

The property is very well presented and in good condition however some fittings are of the properties 1980 style which some may wish to upgrade.

END OF TERRACE HOUSE
2 BED - 1 BATH
72 sqm (775 sqft)

BER C3

Agent: Jackie Cohalan
Phone: 087 642 7555

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance hall with stairs to 1st floor

Kitchen area **2.0m x 1.8m**

Floor and eye level units, stainless steel sink unit, plumbed for automatic machines, integrated hob, "Bosch" oven, extractor hood, gas central heating unit

Living room **6.2m x 3.6m**

With carpet floor covering, gas fire. Storage space under stairs. Sliding door out to conservatory

Conservatory **3.3m x 2.6m**

Door out of the conservatory to garden at rear with pond and paved area, south facing aspect

First Floor

Bedroom 1 **3.5m x 3.5m**

With wash hand basin, two double fitted wardrobes with overhead storage and TV socket

Bedroom 2 **3.6m x 2.5m**

Incorporating hot press, double fitted wardrobe with overhead storage and a fold away double bed

Bathroom **1.7m x 1.9m**

With electric shower unit, wash-hand basin and WC Underfloor heating, velux roof light and wall mounted phone extension

Outside

Garage area **2.9m x 5.2m**

With electric up and over door

Features

- > PVC double glazed windows for the most part
- > External Wall insulation
- > Attic is insulated and partially floored (access via pull down ladder)
- > Private rear south facing garden, fully paved, with pond, hedging and shrubs
- > Side access to rear garden

