

2 Melrose, Boreenmanna Road, Cork T12 YFX9



FOR SALE BY PRIVATE TREATY

MELROSE is a secluded, leafy cul-de-sac located just off the Boreenmanna Road. The convenience of this location cannot be overstated, being a short walk to the City Centre and within easy access to Mahon Point, Douglas, Blackrock and Southern Ring Road Routes. This is a highly sought-after residential neighbourhood where properties of this calibre rarely come to the market.

This double-fronted detached family home, boasting four bedrooms and three bathrooms, offers prospective buyers the ultimate in versatility of accommodation with not one but two Master Bedrooms with EnSuite Shower Rooms – one on the ground floor, which has been recently renovated. However, this room could just as easily function as a large Home Office – a priceless feature for the many who want to work from home.

The low-maintenance rear garden, spanning the entire width of the property, is fully walled thus providing a safe environment for children and pets. The front garden is equally private thanks to mature shrubbery, and accommodates gated parking for up to 3 cars. Both sides of this property feature lockable access from front to rear gardens. On one side, an additional gate creates a walled courtyard which houses a substantial, maintenance-free PVC Garden Shed.

Number Two Melrose is approximately twenty years old and has been extremely well maintained. The current owner has recently had the entire interior painted, and new tiling on the ground floor. All in all, this property is move-in ready.

We anticipate keen interest from a variety of prospective buyers: city professionals, families seeking increased space/accommodation – including multi-generational. And of course, those looking to downsize within this ever-popular locality.

Early viewing is recommended, strictly by appointment.

DETACHED

4 BED - 3 BATH

1,513sq ft (140.58sqm)



Agent: Malcolm Tyrrell
Phone: 087 255 4116

Viewings Strictly By Appointment

ACCOMMODATION

ENTRANCE HALL (5.5m X 1.8m)

New Ceramic Tiled Floor. Open-plan space under Stairs.

LIVING ROOM (4.43m X 3.77m)

Attractive Sandstone Fireplace with Cast Iron Insert and Polished Marble Hearth. Fitted Carpet. Double Windows overlooking Front Garden

KITCHEN (3.92m X 3.85m)

Very well fitted and equipped with Floor and Wall Units finished in Oak. Double Bowl Stainless Steel Sink Unit. Integrated Appliances including Bosch Dishwasher, Fridge Freezer, Belling Double-Oven with Ceramic Hob and Extractor Hood. New Metro Tiled Splashback. New Ceramic Tiled Floor leading through to Utility Area

UTILITY AREA (1.8m X 0.93m)

Washing Machine. Gas Central Heating Unit. New Ceramic Tiled Floor. Side Door to Walled Courtyard.

TV / FAMILY ROOM (3.77m X 3.62m)

Accessed via Double Georgian Doors from Kitchen. Painted Fireplace Surround with fitted Gas coal-effect fire. Sliding Patio Door out to Rear Garden. New Ceramic Tiled Floor.

GROUND FLOOR MASTER BEDROOM (3.91m X 3.56m)

Overlooking Front Garden. Fitted Carpet.

EN SUITE SHOWER ROOM (1.82m X 1.78m)

Corner Shower Unit with fitted Electric Mira Power Shower. Wash Hand Basin/Vanity Unit with Storage underneath and Lighted Mirror above. WC. Heated Towel Rail. Fully Tiled Floor and Walls.

FIRST FLOOR

ORIGINAL MASTER BEDROOM (3.84m X 3.34m)

Triple Fitted Sliderobes: Light Oak finish with Centre Mirrored Door. Internal Hanging Space and Shelving. Fitted Carpet.

ENSUITE SHOWER ROOM (2.12m X 1.71m)

Alcove Shower Unit with Electric Mira Power Shower. WC., Wash Hand Basin/Vanity Unit with Storage underneath and Lighted Mirror above. Fully Tiled Floor and Walls.

FAMILY BATHROOM (2.56m X 1.57m)

Bath, Wash Hand Basin, WC. Mirrored Storage Unit. Fully Tiled Floor and Walls

BEDROOM 3 (4.16m X 2.8m)

Triple Fitted Sliderobes: Light Oak Finish with Centre Mirrored Door. Internal Vanity Unit with Hanging Space and Shelving. Fitted Carpet

BEDROOM 4 (3.53m X 2.78m)

Pull down ladder in landing area giving access to floored attic space with good storage.

OUTSIDE

Garden Shed (2.4m x 1.5m)

SPECIAL FEATURES

- > Two master Bedrooms
- > Gas central heating
- > Gated Entrance
- > Ample parking at front of house
- > Access on both sides of the house
- > Secure courtyard area
- > Enclosed rear garden with patio area, grass lawn, mature trees & shrubs that ensure privacy

SOLICITOR

Ms. Carol Jermyn, Carol Jermyn & Co.,
50 South Mall, Cork

