

For Sale by Private Treaty**20 The Heights Broadale Maryborough Hill CORK T12XV5W**

Superb detached family home located within this popular development just off Maryborough Hill . Excellent, well-proportioned accommodation extending to approximately 198 sqm / 2131 sqft briefly comprising of inviting entrance hallway, sitting room, tv room, kitchen, dining room, bedroom, conservatory and utility. On the first floor there are three spacious bedrooms, one en-suite and the family bathroom. No. 20 has been very well maintained throughout the years benefiting from many upgrades and modern touches. To the rear there is a wide west-facing, garden and from the kitchen a lovely view of a paved patio area to enjoy alfresco dining. The front driveway is generous and offers ample off-street parking.

The outstanding feature of the property is its superb location. It is positioned minutes from Douglas Village and enjoys easy access to the City link road. There is an abundance of good schools shops, churches and sporting clubs etc. in the immediate vicinity.

Transport links are excellent and there is a regular bus service to the City Centre. Viewing of this property is highly recommended.

Viewings Strictly By Appointment

Detached
4 BED—2 BATH
198 sqm /2131 sqft



Agent: Brian Olden
Phone: 087 221 1174

Accommodation

Ground Floor

Entrance Hallway

Large spacious hallway with polished tiled floor and toilet with

Toilet

with w/c , wash hand basin, tiled floor and tiled walls.

Living Room **5.3m x 4.2m**

With solid wide board oak polished floor, wood burning stove, ornate marble fire-place. French doors to Playroom.

Playroom **4.2m x 3.6m**

With solid wide board oak polished floor, views over rear garden.

Kitchen **4.7m x 3.6m**

With tiled floor, feature kitchen island, floor and eye level fitted units, integrated appliances to include 6 ring gas Rangemaster oven, and ceiling spotlights.

Utility **2.5m x 1.7m**

With laminate floor covering, door to rear garden, floor and eye level fitted units.

Dining Room **3.8m x 3.5m**

With laminate floor covering. Feature ornate timber fireplace with gas coal effect fire. Sliding door to conservatory

Conservatory **3.5m x 2.9m**

With tiled floor and French doors to patio and rear garden.

Bedroom 1 **3.5m x 3.3m**

With laminate floor covering. Full length built in robe units. View over front garden.



First Floor

Bedroom 2 4.0m x 3.8m

With floor to ceiling full length built-in robe units, carpet floor covering, views over front garden.



Bedroom 3 3.5m x 3.3m

With laminate floor covering. Floor to ceiling mirrored robe units. Fitted window seat.



Master / bedroom 4 5.0 x 3.5m

With floor to ceiling built in robe units, carpet floor covering, En-Suite off with W.C., wash hand basin, bath, corner pumped shower, tiled floor, tiled walls, Velux roof light.



Main Bathroom 2.5m x 2.3m

With tiled floor and tiled walls. Velux roof light. W.C., wash hand basin, bath and pumped shower.



Outside

Large rear west-facing garden laid out in lawn with patio and barbeque area, side entrance.

Features

- Gas fired central heating.
- Tarmacadam driveway with ample parking.
- Spacious rear garden and patio area.
- Good quality bathrooms.
- Bright airy & spacious layout.

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