

3 The Gardens, Douglas East, Douglas, Cork T12 YK27



FOR SALE BY PRIVATE TREATY

No 3 The Gardens comprises a beautifully presented own door 2 bed duplex apartment extending to approx. 740sq.ft

Located in the heart of Douglas Village in a most sought after niche development close to all services and amenities.

Accommodation at first floor includes, kitchen/ dining/ living area and some useful discreet storage.

Second floor comprises 2 double bedrooms with main bathroom.

2 private car parking spaces are available within the grounds.

Heating is gas throughout and the property has the added benefit of an additional enclosed external storage nook.

This is a splendid opportunity for both owner occupiers and investors alike.

DUPLEX APARTMENT

2 BED - 1 BATH

740sq ft (68.75sqm)



Agent: Malcolm Tyrrell
Phone: 087 255 4116

Viewings Strictly By Appointment

Accommodation

1st Floor:

Hall:	(2.06m X 1.96)
Store off Hall:	(0.61m X 0.5m)
Kitchen:	(2.5m X 2.8m)
Dinning Area:	(3.90m X 2.16m)
Living Area:	(3.58m X 4.94m)
Storage Under Stairs off Living Area:	(1.77m X 0.95m)

2nd Floor:

Hall:	(2.08m X 1.24m)
Bedroom (Front):	(13.32sqm)
Bedroom (Rear):	(9.96sqm)
Bathroom:	(1.98 X 2.08m)
Hot Air Press:	(1m x 0.7m)

Service Charge:

€1,000 per annum.

