



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



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.



**Viewings Strictly By Appointment** 

## Accommodation

<b>1st Floor:</b> Hall:	(2.06m X 1.96)	2nd Floor: Hall:	(2.08m X 1.24m)
Store off Hall:	(0.61m X 0.5m)	Bedroom (Front):	(13.32sqm)
Kitchen:	(2.5m X 2.8m)	Bedroom (Rear):	(9.96sqm)
Dinning Area:	(3.90m X 2.16m)	Bathroom:	(1.98 X 2.08m)
Living Area:	(3.58m X 4.94m)	Hot Air Press:	(1m x 0.7m )
Storage Under Stairs off Living Area:	(1.77m X 0.95m)	Service Charge:	€1,000 per annum.













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