

Cohalan Downing

021 427 77 17

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37 Limetrees Road East, Maryborough Estate, Douglas, Cork T12 YWN2



FOR SALE BY PRIVATE TREATY

This fantastic family home is very well maintained but offers immense potential and is just a short walk to Douglas Court Shopping Centre and Douglas Village.

The surrounding area enjoys very good transport links with bus services immediately adjacent and with easy access to the Link Roads.

Other amenities close by are Douglas Golf Club, Garryduff Sports Centre, Douglas GAA, churches, schools, etc.

This is a fine detached house in a very mature location with all services close by.

DETACHED

4 BED—3 BATH

1,506sq.ft. (140sq.m.)



Agent: Malcolm Tyrrell

Phone: 0872554116

Viewings Strictly By Appointment With Sole Agency

ACCOMODATION

Ground Floor

Entrance Hall 2.92m X 2.13m

Guest Toilet

Wash hand basin, W.C., tiled floor.

Cloak Cupboard under stairs

Living Room 4.74m X 3.64m

White marble fireplace, gas fire fitted, corniced ceiling, open arch through to Dining Room.

Dining Room 3.95m X 3.64m

Corniced ceiling, centre rose, serving hatch through from Kitchen, sliding door out to Sunroom.

Sunroom 3.6m X 2.86m

Ceramic tiled floor, PVC double glazed windows and roof, sliding patio door out to garden.

Kitchen 4.43m X 2.53m

Stainless steel sink unit, integrated dishwasher, integrated fridge freezer, good worktop space, eye and ground level presses, larder area under stairs, ceramic tiled floor.

Utility Room 2.7m X 2.2m

Stainless steel sink unit, fitted presses, gas cooker and extractor unit, ceramic tiled floor, tiled walls, connecting door through to Garage.

Garage 5.64m X 2.72m

Up and over door(electric)

First Floor

Main Bedroom Suite 4.22m X 3.63m

Ensuite Shower Room

Electric Mira shower, wash hand basin, W.C., fully tiled floor and walls, extractor unit.

Bedroom 2 4.19m X 3.64m

Extensive range of fitted wardrobes with overhead storage, incorporating wash hand basin.

Bedroom 3 3.7m X 2.98m

Fitted wardrobe with overhead storage.

Bathroom 2.09m X 1.65m

Shower, wash hand basin, W.C., fully tiled floor and walls, heated towel rail.

Bedroom 4 2.50m X 3.24m

Fitted wardrobe with overhead storage.

Hot Press on Landing

Pull down Stira stairs to Attic

Outside

Store House

With shelving.

Boiler House

Oil central heating boiler installed.

Features

- > Alarm fitted
- > PVC double glazed windows
- > Gardens to front and rear
- > Ample off-street parking

Solicitor:

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

