

For Sale by Private Treaty

**7 The Dales, Maryborough Woods, Douglas, Cork T12 N2PK**



Well-presented 3 bedroom 3 storey townhouse in a much sought after location. The property is built over three floors that facilitate 2 fabulous double bedrooms on the first floor and an enviable main suite with separate walk in wardrobe and ensuite on the top floor. Both of these floors offer elevated city views.

The ground floor is a simple layout with comfortable living room and separate kitchen/dining space.

Maryborough Woods is an excellent development situated within walking distance of Douglas Village. The south ring road network is close by and stops on the 216-bus route that goes into the city then onto UCC and CUH, are only a few minutes walk.

The property has been let in recent years but is perfect for either investment or owner occupation.

**TOWNHOUSE**  
**3 BED - 3 BATH**  
**130 sq m (1400 sq ft)**



**Agent: Jackie Cohalan**  
**Phone: 087 642 7555**

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Entrance Hall

With wood flooring

#### Living Room 5.2m x 3.1m

With wood flooring, gas fireplace with granite hearth and stone surround, cornicing

#### Guest WC 1.7m x 0.8m

With tiled flooring, partially tiled walls, sink and wc

#### Kitchen/Dining Area 5.1m x 3.6m

With wood flooring, eye and floor level units, granite worktop, plumbed for washing machine and dishwasher, single oven with gas hob, integrated fridge freezer, cornicing, spotlights and French doors to rear garden

### First Floor

#### Bedroom 2 5.1m x 2.8m

With carpet flooring, 3 door sliding wardrobes, under stairs storage

#### Main Bathroom 2.9m x 1.7m

Fully tiled with sink, wc, bath with electric shower overhead

#### Bedroom 3 3.0m x 4.1m

With carpet flooring, 3 door wardrobes, and bay window

### Second Floor

#### Bedroom 1 5.7m x 4.1m

With carpet flooring, bay window

#### Walk in wardrobe 2.7m x 2.5m

With carpet flooring, fitted storage, Velux window

#### Ensuite 2.7m x 2.4m

Fully tiled, electric shower, sink, wc, towel rail and Velux window

