

**For Sale by Private Treaty****Denmead, 38 Hettyfield Park, Douglas, Cork T12 H2Y5**

Picturesque home with oodles of charm and character.

This is a beautifully presented, graceful family home that has been well loved and lived in.

This property offers truly impressive accommodation; bright, airy reception rooms and practical, spacious bedrooms. The clever design makes maximum use of the space available and is perfectly suited for family living.

"Denmead" benefits from an abundance of parking to the front and a private rear garden to the back. This westerly aspect area is beautifully landscaped and has a sandstone patio entertainment space.

Hettyfield Park is a first class location within walking distance of Douglas village as well as two of Cork's premier primary schools, a choice of secondary schools, public transport and many other conveniences.

**DETACHED****4 BEDROOMS****2,153sq.ft. (200sq.m.)**

**Agent:** Brian Olden  
**Phone:** 0872211174

**Viewings Strictly By Appointment**



## Ground Floor

### Entrance Hall (3.9m x 3.4m)

Entrance door with bevelled glass insets. Hardwood oak flooring.

### Lounge (4.2m x 3.8m)

With cast iron fitted fireplace. Customised built in storage presses. Wide plank flooring.

### Sitting/Dining Room (4.5m x 7.2m)

With feature bay window. Black slate fireplace. Customised presses and shelving

### Kitchen/Dining/Living room (8.1m x 3.3m)

With porcelain tile flooring. Bespoke hand painted kitchen with granite countertop and breakfast bar in Iroko hardwood and several pull out larders. Integrated kitchen appliances including hob, extractor, double oven, fridge/freezer, dishwasher and Neff coffee machine.

### Utility Room (4.3m x 2.1m)

Extensive units and countertop space. Single drainer sink, plumbed for washing machine. Tiled floor with side door leading to rear garden.

### Downstairs w.c (1.0m x 2.1m)

W.C., wash hand basin, heated towel rail, Marble flooring.

### Bedroom 4/Office (3.1m x 2.9m)

Currently used as a home office with fitted shelving and Oak flooring.

## First Floor

### Master Bedroom (4.1m x 3.7m)

Floor to ceiling height mirrored wardrobes and timber flooring.

### Walk in Wardrobe (2.4m x 1.6m)

With fitted storage shelves and cupboards. Timber flooring.

### En-suite (2.1m x 1.8m)

Fully tiled with three piece suite fitted with quadrant shower, w.c and wash hand basin. Tiled flooring.

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**Bedroom 2 (4.1m x 3.9m)**

With full length built in robe units. Timber flooring.

**Bedroom 3 (2.3m x 3.4m)**

With built in robe units and carpet floor covering.

**Top Floor**

**Attic room (5.4m x 4.4m)**

**Ensuite (2.1m x 1.2m)**

**Features**

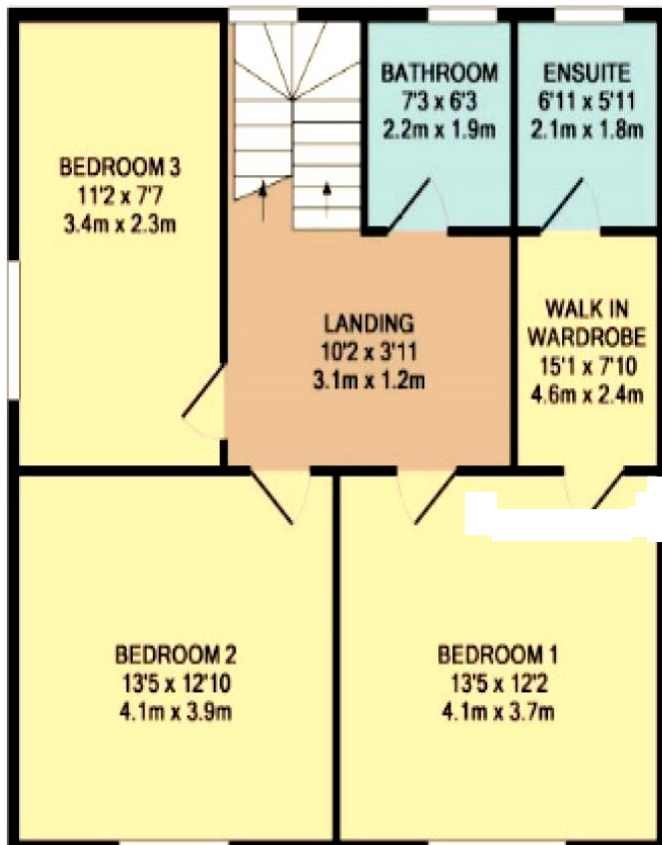
- > Convenient & private location
- > High specification fixtures and fittings
- > Fitted wardrobes in four bedrooms
- > Gas Central Heating
- > Landscaped gardens to front and rear



## Floor Plans



## First Floor



## Attic Floor

