

For Sale by Private Treaty**Igls, Maryborough Hill, Douglas, Cork T12 WDV7**

Igls is a truly magnificent, detached residence of immense style and character just a short walk from Douglas Village with all necessary local amenities on your doorstep.

The property stands on an elevated site extending to 0.5 acres approx. which has been extensively landscaped and has an abundance of mature trees and shrubs. There is an excellent patio area to the rear together with ample parking to the front accessed via electric gates. There is also a fully lit feature "Crannog" pond located to the side of the sweeping driveway.

Internally the property enjoys gracious and well-proportioned accommodation which has been tastefully decorated and well maintained providing a great balance between bedroom and living space.

Overall, this superb family home has a lot to offer any family wishing to move to this sought after location within the south city suburbs.

DETACHED**5 BED / 6 BATH****327 sq.m. (3,516 sq.ft)****Viewings Strictly By Appointment****Agent: Brian Olden**
Phone: 0872211174



ACCOMMODATION

Entrance Hall (4.9m x 1.7m)

Laminate wood floor. Mahogany stairs to first floor with contemporary railings.

Kitchen (6.7m x 3.77m)

Bright and airy with bay window overlooking driveway, garden and 'Crannog' feature pond. Extensive range of solid Oak units at eye and floor level. Fully tiled floor with centre feature Island. There is also access to side of house from kitchen.

Utility Room (3.0m x 2.1m)

Extensive range of Solid Oak eye and floor level units and work top space along three of the walls. Fully tiled floor. Plumbed for washing machine and dryer.

Breakfast Room (4.7m x 2.1m)

French doors onto the patio area.

Dining Room (6.1m x 5.4m)

Spacious formal dining space, newly carpeted with feature full-length bay window and double patio doors opening out to superb patio area. Wood panelled ceiling with skylight. Open fireplace.

Sitting Room (4.2m x 3.7m)

Bright airy room with feature open fireplace.

- **Conservatory (5.9m x 3.4m)**
- Overlooking front garden and driveway.
- **Office/Study (3.8m x 3.2m)**
- Carpet floor covering.

- **Lounge (9.5m x 3.9m)**
- Split level lounge area which enjoys a dual aspect to front and rear of house. Bay window overlooking front of house together with French doors to patio area. Open fireplace.

- **Guest Toilet (1.5m x 0.9m)**
- Fully tiled, W.C. and wash hand basin.

- **Self Contained Unit (4.5m x 4.1m)**
- Currently laid out as a bedroom with an ensuite and own door access from the front of the house.

FIRST FLOOR

- **Master Bedroom (7.0m x 3.9m)**
- Spacious double bedroom with bay window overlooking front garden. Walk-in dressing room and en-suite.

- **Dressing Room (3.5m x 1.3m)**
- Spacious with floor to ceiling built in robe units.

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Master En-Suite (3.5m x 1.9m)

Fully tiled, W.C., wash hand basin (with floor and eye level units above and below), shower, heated towel rail.

Bedroom 2 (5.4m x 3.7m)

Double bedroom with bay window overlooking front garden. Stain glass window as a feature faces onto landing. Built in wardrobes and en-suite.

En-Suite 2 (2.8m x 1.5m)

Fully tiled, W.C., wash hand basin, shower and heated towel rail. There is a good range of units above and below the sink.

Bedroom 3 (3.2m x 3.0m)

Bright single bedroom to back of house with built-in wardrobe and an en-suite.

En-Suite 3 (1.9m x 1.6m)

Fully tiled, W.C., wash hand basin, shower and heated towel rail.

Bedroom 4 (3.6m x 3.6m)

Double bedroom to front of house with built in wardrobes and an en-suite.

En-Suite 4 (2.0m x 2.5m)

Fully tiled, W.C., wash hand basin, shower and heated towel rail.

Bedroom 5 (3.1m x 2.6m)

Bright spacious single bedroom to rear of house with built-in wardrobes and an ensuite.

En-Suite 5 (1.9m x 1.7m)

Fully tiled, W.C., wash hand basin, shower and heated towel rail.

FEATURES/OUTSIDE

- > Large cobble lock and parking area.
- > Mature well stocked garden.
- > Feature "Crannog" Pond
- > Gas fired central heating .
- > All bedrooms ensuite.
- > Separate self contained sleeping quarters (ideal for au pair)

SOLICITORS

- Ms. Therese Norris
- AMOSS Solicitors, Warrington House,
- Mount Street Crescent, Dublin 2

