

## 10 The Dales, Maryborough Woods, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this spectacularly presented three bedroom end townhouse located in the highly sought after area of The Dales in Maryborough Woods, Douglas. The property is impeccably maintained and benefits from high quality finishes, an attractive colour palette, spacious light filled living and bedroom accommodation, and a superb south facing rear aspect. Viewing highly recommended to appreciate what this home has to offer.

Accommodation consists of a reception hallway, guest w.c, living room and kitchen/dining area on the ground floor. At first floor level the property offers two spacious double bedrooms and the main family bathroom. On the second floor the property offers a superb main bedroom suite accompanied by a walk-in wardrobe and en suite bathroom.

**AMV: €495,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Immaculately maintained three bedroom end townhouse
- Sunny south facing rear garden with elevated rear bank
- Potential to extend to side/rear SPP
- Approx. 136.35 Sq. M. / 1,468 Sq. Ft.
- BER B3 - Qualifying the property for a Green Mortgage Rate
- Built in 2007
- Gas fired central heating with a new energy efficient gas boiler fitted in Feb 2024
- Double glazed windows
- High quality finishes
- Attractive colour palette
- Impressive flooring and joinery throughout
- Three spacious double bedrooms, 1 x large walk in wardrobe & en suite bathroom
- Quiet cul-de-sac setting fronting onto a large green area
- Close proximity to Douglas Village via Ballybrack Woods amenity walkway
- Positioned on the 216 bus route

## | RECEPTION HALLWAY

5.3m x 1.85m (17'3" x 6'0")

A teak door with glass centre panelling allows access to the main reception hallway. The hallway is beautifully presented and features high quality tile flooring, recessed spot lighting, covings around the ceiling and an attractive colour palette. The area has one large radiator, two power points and two telephone points. A door allows access to the guest w.c.



## | GUEST W.C

1.8m x 0.85m (5'9" x 2'7")

The guest w.c features a two piece suite, tile flooring, one centre light piece, one radiator, one extractor fan and tile splashback surrounding the sink area.

## | LIVING ROOM

5.3m x 3m (17'3" x 9'8")

A superb main living room has two windows to the front of the property, both including curtain rails and curtains, allowing extensive natural light to flood the room. There is high quality décor, oak timber flooring, an impressive open fireplace and coving around the ceiling. The room is finished with one large radiator, four power points, one television point, one telephone point and a thermostat control for the heating.



## | KITCHEN/DINING

3.55m x 5.05m (11'6" x 16'5")

Located to the rear of the property and overlooking the south facing garden, the kitchen/dining area features modern high gloss units at eye and floor level in an L-shape with extensive granite worktop countertops and a tile splashback. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, plumbing for a washing machine and dishwasher, and a stainless steel bowl and a half sink.



The room is finished with tile flooring throughout, recessed spot lighting, one window to the rear, double doors accessing the garden, one feature centre light piece, high quality décor, one television point and fourteen power points.



## | FIRST FLOOR STAIRS AND LANDING

2.27m x 2.07m (7'4" x 6'7")

The stairs and first floor landing are fitted with carpet flooring. At the top of the landing there is one window to the side of the property with a curtain rail and curtains, one centre light piece, one large radiator, two power points and a hot press area which is shelved for storage.



## | BEDROOM 2

2.9m x 5.05m (9'5" x 16'5")

This spacious double bedroom has two windows to the rear of the property, including curtain rails and curtains. The room has high quality oak timber flooring and an impressive array of Sliderobe fitted units. There is one centre light piece, one large radiator, six power points, one television point, one telephone point and access to a walk-in storage area.



## | BEDROOM 3

3.55m x 3.9m (11'6" x 12'7")

This large double bedroom has a feature bay window to the front of the property, including a curtain rail and curtains. The room has attractive décor, high quality oak timber flooring and impressive built-in units from floor to ceiling. There is one centre light piece, one large radiator, six power points, one television point and one telephone point.



## | BATHROOM

1.8m x 2.8m (5'9" x 9'1")

The main family bathroom features a four piece suite including a Mira Vigour electric shower fitted over the bath, floor and wall tiling, one centre light piece, one extractor fan and one radiator.



## | SECOND FLOOR STAIRS AND LANDING

The stairs and second floor landing are fitted with carpet flooring throughout. At the top of the landing there is a Skytube, one centre light piece and an access hatch to the attic.

## | BEDROOM 1

5.95m x 4.92m (19'5" x 16'1")

This spectacular and spacious double bedroom offers a feature bay window to the front of the property with panoramic views to the north and west from same. The room has high quality décor with impressive oak timber flooring throughout, recessed spot lighting and a feature centre light piece. There are two large radiators, six power points, one telephone point, one television point and a thermostat control for the heating.



## | WALK-IN WARDROBE

2.9m x 2.4m (9'5" x 7'8")

A door from the bedroom allows access to a large walk-in wardrobe. The area has a Velux window to the rear, one centre light piece, solid oak timber flooring, one radiator, two power points and an extensive array of built-in hanging and shelving space. A door in turn allows access into the en suite bathroom.



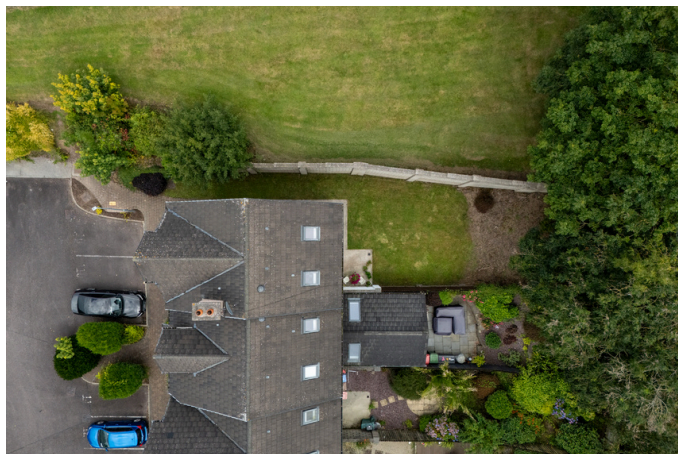
## | EN SUITE

2.9m x 2.4m (9'5" x 7'8")

The en suite bathroom features a three piece suite including a red ring electric shower, floor and wall tiling, one Velux window to the rear, one centre light piece, one extractor fan and one radiator.



## | GARDENS AND EXTERIOR

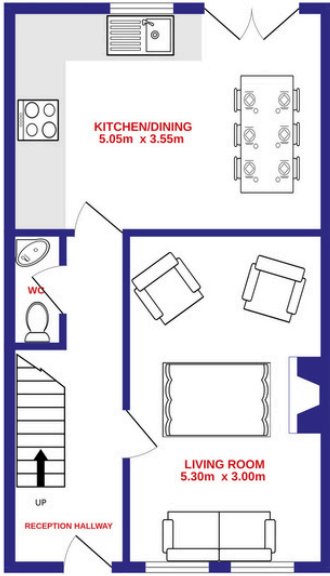


The front of the property has an aesthetically pleasing front façade of red brick and smooth plaster finish. There is a low maintenance flower bed area with mature shrubs and plants.

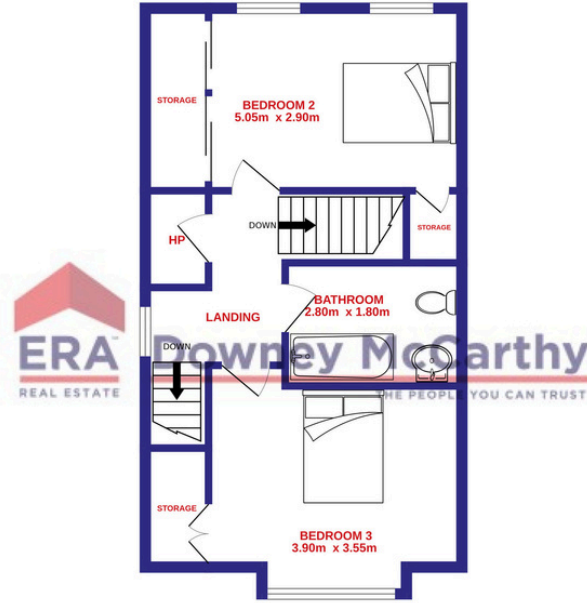
The rear of the property is fully enclosed, offering a high level of privacy and benefits from a south facing aspect. The area is finished with a patio area, a large garden which is laid to lawn and a raised bank with mature shrubs and trees. There is external lighting and maintenance free pebble dash façade.

# FLOOR PLAN

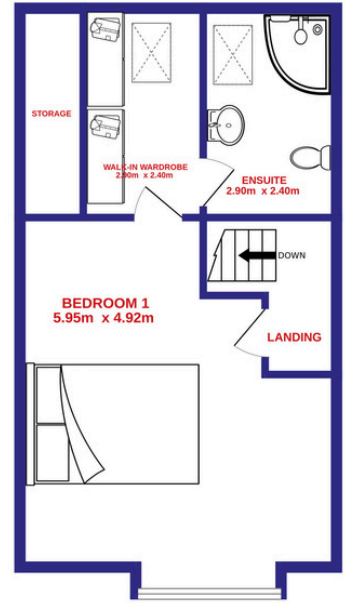
GROUND FLOOR



1ST FLOOR



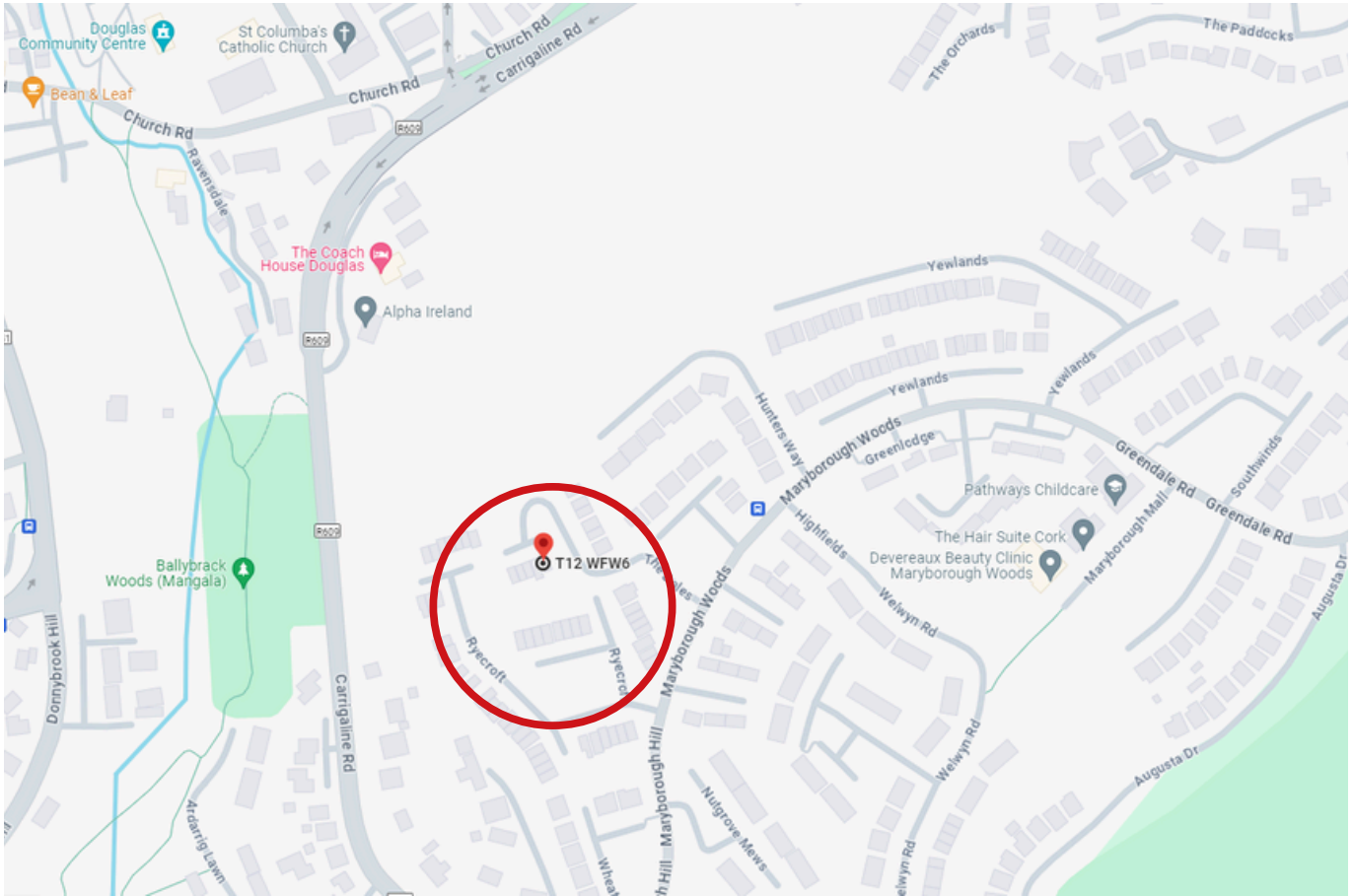
2ND FLOOR





## | DIRECTIONS

Please see Eircode T12 WFW6 for directions.



## | ALL ENQUIRIES TO:

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