

13 The Rise, Greenvalley, Donnybrook, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this truly exceptional, owner occupied three bedroom semi-detached property in the much acclaimed development of Greenvalley, Donnybrook, Douglas. The property boasts magnificent finishes throughout to include a newly fitted kitchen with bespoke quartz worktops counters and splash backs, a handmade solid oak staircase, top quality internal doors combined with landscaped exterior grounds with a superb concrete decking patio area. The property is situated within the Donnybrook area, close to Douglas village which has a host of attractive bars, restaurants and shopping facilities all within easy access. It is within minutes of the South Ring Road system and Carrigaline/Ringaskiddy are within a ten minute drive.

Accommodation consists of a reception hallway, guest w.c., living room and a superb open plan kitchen/dining area with a newly fitted kitchen. Upstairs the property offers three spacious bedrooms, family bathroom and an en suite bathroom.

AMV: €395,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacularly presented three bedroom semi-detached property
- Approx. 94 Sq. M. / 1010 Sq. Ft.
- Built in 2004
- BER B3 - Qualifying the property for a Green Mortgage
- Newly fitted kitchen with quartz worktop counters and splashbacks
- Bespoke solid oak staircase
- Gas fired central heating – new boiler fitted two years ago
- Double glazed PVC windows
- Three spacious bedrooms
- Beautiful tile flooring on ground floor
- Top quality joinery finish throughout including impressive doors on ground floor
- Modern bathroom suites
- Magnificent rear garden and patio area with bespoke concrete decking
- Quiet cul-de-sac setting close to Douglas village and all amenities.
- Located on the 207 bus route
- Rental potential of €2,500 per month

| RECEPTION HALLWAY

5.75m x 1.9m (18'8" x 6'2")

A composite door with attractive stain glass centre panelling allows access to the main reception hallway. The hallway features attractive décor with high quality timber effect tile flooring throughout. The area has one centre light piece, one radiator cleverly disguised behind a radiator cover, five power points, two telephone points, under stair storage, a smoke alarm, and a thermostat control for the heating. A timber door with frosted glass panelling allows access to the guest w.c.



| GUEST W.C

1.85m x 0.8m (6'0" x 2'6")

The guest w.c features a two piece suite with an integrated storage unit finished in an anthracite grey colour scheme under the sink. The room has tile flooring, tile skirting, one window to the side of the property with a Venetian blind and one centre light piece.



| LIVING ROOM

4.4m x 3.4m (14'4" x 11'1")

A painted timber door with bespoke glass panelling allows access to the main living room. This superb main living room is awash with natural light owing to a feature bay window to the front of the property which adds an extra dimension of living space and includes a Venetian blind, a curtain rail and curtains. The room is impeccably presented and features high quality timber effect tile flooring and recessed spot lighting throughout. The room offers a bespoke raised electric fire, attractive décor, one radiator, six power points and one television point. Pocket doors with attractive glass panelling allow access to the kitchen/dining area.



| KITCHEN/DINING

4.1m x 5.35m (13'4" x 17'5")

A spectacular fitted kitchen features new fitted units at eye and floor level with beautiful quartz worktop counters and splashbacks. The kitchen includes an integrated oven/hob/extractor fan, dishwasher, microwave, bin storage and a washing machine/dryer together with space for a wine cooler and fridge freezer. The room has recessed spot lighting, tile flooring, one radiator, fourteen power points finished in a brush stainless steel finish, attractive colour scheme and extensive dining space. Double doors with a Venetian blind lead you from the kitchen/dining space to a magnificent patio area.



| STAIRS AND LANDING

3.45m x 2.05m (11'3" x 6'7")

A bespoke handmade solid oak staircase with integrated lighting allows access to the first floor level. The landing area has superb semi-solid oak timber flooring and one window to the side of the property with Venetian blinds which floods the area with natural light. There is a thermostat control for heating, a hot press area shelved for storage and one centre light piece. A Stira staircase allows access to an attic area which is floored and suitable for storage.



| BEDROOM 1

3.95m x 3.25m (12'9" x 10'6")

A magnificent bedroom has one window to the rear of the property including a Venetian blind, a curtain rail and curtains. The room has high quality laminate timber flooring, attractive décor and a superb array of built-in Sliderobe fitted units from floor to ceiling. There is one centre light piece, one radiator, six power points, one television point and one telephone point. A door allows access to the en suite bathroom.



| EN SUITE

0.8m x 2.5m (2'6" x 8'2")

The en suite bathroom features a three piece suite including a Galaxy G7000S electric shower. The room has impressive modern tiling throughout, one centre light piece, one wall-mounted light piece, one extractor fan and one radiator.



| BEDROOM 2

3.85m x 3.25m (12'6" x 10'6")

A large double bedroom has one window to the front of the property including a Venetian blind, a curtain rail and curtains. The room has high quality laminate timber flooring, an attractive colour palette and an impressive array of built-in units from floor to ceiling in L-shape. There is one centre light piece, one large radiator, three power points and one television point.



| BEDROOM 3

2.7m x 2.5m (8'8" x 8'2")

A spacious single room has one window to the front of the property including a Venetian blind, a curtain rail and curtains. The room has laminate timber flooring, attractive décor, one radiator one centre light piece, two power points and one television point.



| BATHROOM

2.4m x 2.05m (7'8" x 6'7")

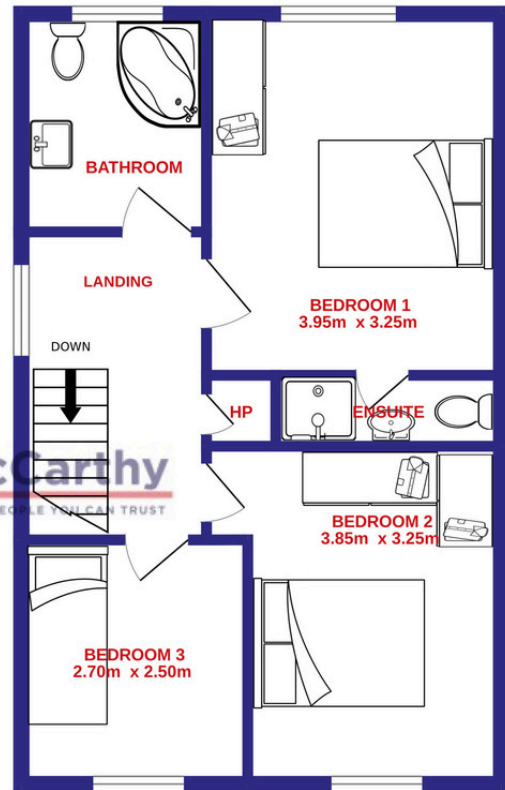
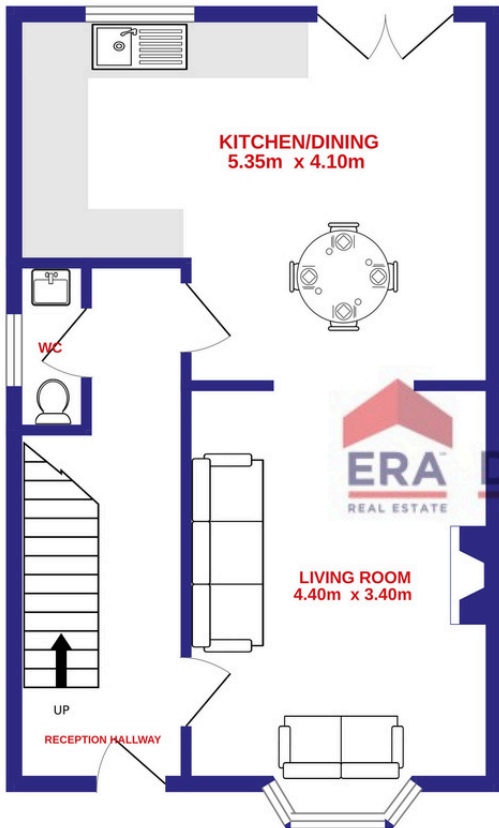
A spectacular family bathroom features modern tiling from floor to ceiling with attractive border tiles. There is one window to the rear with a Venetian blind, a four piece suite including a large corner bath with integrated shower head, one centre light piece, a stainless steel heated towel rail and built-in vanity area with integrated storage and lighting.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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| GARDENS AND EXTERIOR



The front of the property is fully enclosed with block built walls with a pebble dash finish. The property has a maintenance free façade of yellow brick and pebble dash. A concrete driveway facilitates off street parking for one vehicle and there are well-manicured lawn areas to both sides. There are mature shrubs and plants throughout the front lawn areas.

The rear of the property is fully enclosed with block built walls. Double doors from the kitchen/dining area allow access to a bespoke concrete decking patio area which is ideal for outdoor entertaining. Steps from the patio allow access to a raised garden area which is laid to lawn with mature shrubs and plants abound. A bespoke concrete footpath leads to a steeltech shed which is included as part of the sale.

| DIRECTIONS

Please see Eircode T12 TX0K for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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