

## 55 Ashford Court, Grange, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately maintained, three bedroom semi-detached property in the much sought after and mature location of Ashford Court, Grange, Douglas. Tastefully decorated throughout and boasting a beautifully manicured rear garden, the property comes to the market ready for immediate occupation by its new owners.

Accommodation within the property consists of a spacious reception hallway, an open plan kitchen/dining area, living room, bedroom 3, bathroom and utility room on the ground floor. Upstairs the property offers two spacious double bedrooms and an en suite bathroom.

Convenience is key with this property with all local amenities to include shops, schools, bars and restaurants located within a short stroll of its door step, as well as the 206 bus route which services the area offering regular access to Douglas Village and Cork city centre.

Viewing of this fine residence comes highly recommended.

**AMV: €345,000**

**BER D2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Superb mature residential estate
- Much sought after location close to Douglas Village and all amenities
- Future development potential subject to FPP
- BER D2
- Approx. 93.82 Sq. M. / 1,010 Sq. Ft.
- Cavity wall insulation pumped (not included as part of the BER Certificate)
- Gas fired central heating
- Double glazed windows
- Landscaped rear garden
- Large open plan kitchen/dining area
- Three spacious bedrooms with one at ground floor level
- Built in 1978

## | RECEPTION HALLWAY

2.93m x 2.11m (9'6" x 6'9")

This bright and spacious reception hallway offers attractive décor throughout which includes high quality semi-solid oak timber flooring. The area has one window to the side of the property with a roller blind, a curtain rail and curtain, one centre light piece, one radiator, four power points and one smoke alarm.

## | LIVING ROOM

4.17m x 3.45m (13'6" x 11'3")

A superb main living room has one window to the front of the property which includes a roller blind, curtain rail and curtains. The room is impressively presented with semi-solid oak timber flooring, a fireplace with gas insert, one centre light piece, one large radiator, five power points, one television point and one carbon monoxide alarm.



## | KITCHEN/DINING

5m x 3.31m (16'4" x 10'8")

A superb open plan kitchen/dining area that has a modern fitted kitchen with fitted maple units at eye and floor level, extensive worktop counter space and a tile splash back. The room has tile flooring throughout, one window to the rear of the property with a roman blind and the room has two centre light piece. Included as part of the kitchen is an integrated double oven, hob, extractor fan, dishwasher and bowl and a half stainless steel sink.



The room offers extensive dining space with wall mounted shelving, one large radiator, eleven power points and a door from the room allows access to a walk-in hot press area which is shelved for storage.



## | UTILITY ROOM

2.03m x 2.33m (6'6" x 7'6")

Located off the kitchen, the utility room has tile flooring, one window to the side of the property and a PVC door with glass paneling allows access to the rear garden. The area has plumbing for a washing machine, space for a dryer, a fridge and a freezer. There are two banks of wall mounted units at eye level, four power points and one centre light piece.

### | **BEDROOM 3**

3.15m x 2.1m (10'3" x 6'8")

A superb bedroom located on the ground floor has one window to the front of the property with a roller blind, a curtain rail and curtains. The room has attractive modern décor with carpet flooring, one centre light piece, one large radiator and two power points.



### | **FAMILY BATHROOM**

1.72m x 2.1m (5'6" x 6'8")

The family bathroom features a three piece suite with a Mira Sport electric shower fitted over the bath. The room has impressive tiling on the floor and from floor to ceiling. There is one window to the side of the property, one radiator and one centre light piece.

### | **STAIRS AND LANDING**

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one centre light piece, one smoke alarm and access to the attic can be gained from this area.

### | **BEDROOM 1**

4.49m x 3.33m (14'7" x 10'9")

A large double bedroom has one window to the rear of the property including a roller blackout blind, curtain rail and curtain. The room offers panoramic views over the surrounding city and county areas and overlooks the rear garden. There is carpet flooring, attractive luxurious décor, an extensive array of built-in storage units, one centre light piece, one large radiator, eight power points and a one phone point. A door from the room allows access to an en suite bathroom.



## | EN SUITE

The en suite bathroom offers a two piece suite with a corner shower area incorporating a Mira Elite 2 electric shower. The room has impressive modern tiling on the floor and from floor to ceiling. Features include one centre light piece, one wall mounted light piece and one extractor fan.

## | BEDROOM 2

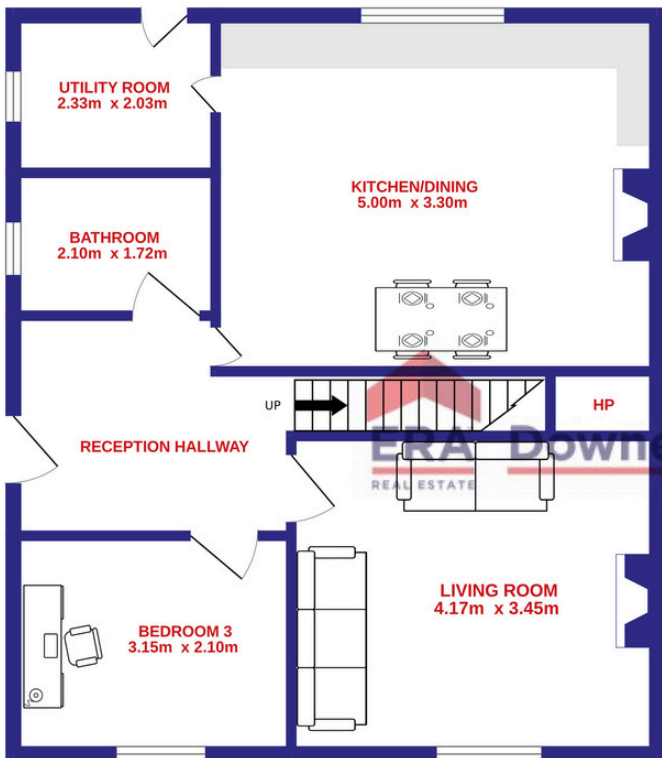
4.19m x 3.36m (13'7" x 11'0")

A large double bedroom has one window to the front of the property including a roller blind, curtain rail and curtains. The room is tastefully decorated includes newly fitted carpet flooring. There is one centre light piece, one large radiator and three power points. Access to a floored storage area within the eaves of the roof can be gained off the room.

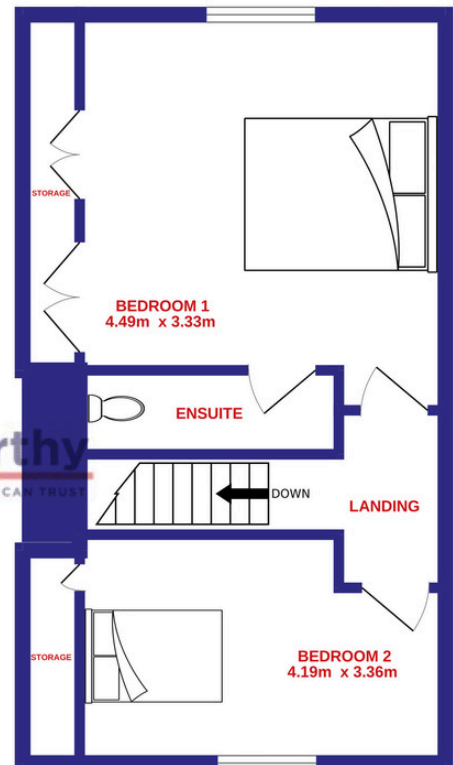


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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## | GARDENS AND EXTERIOR

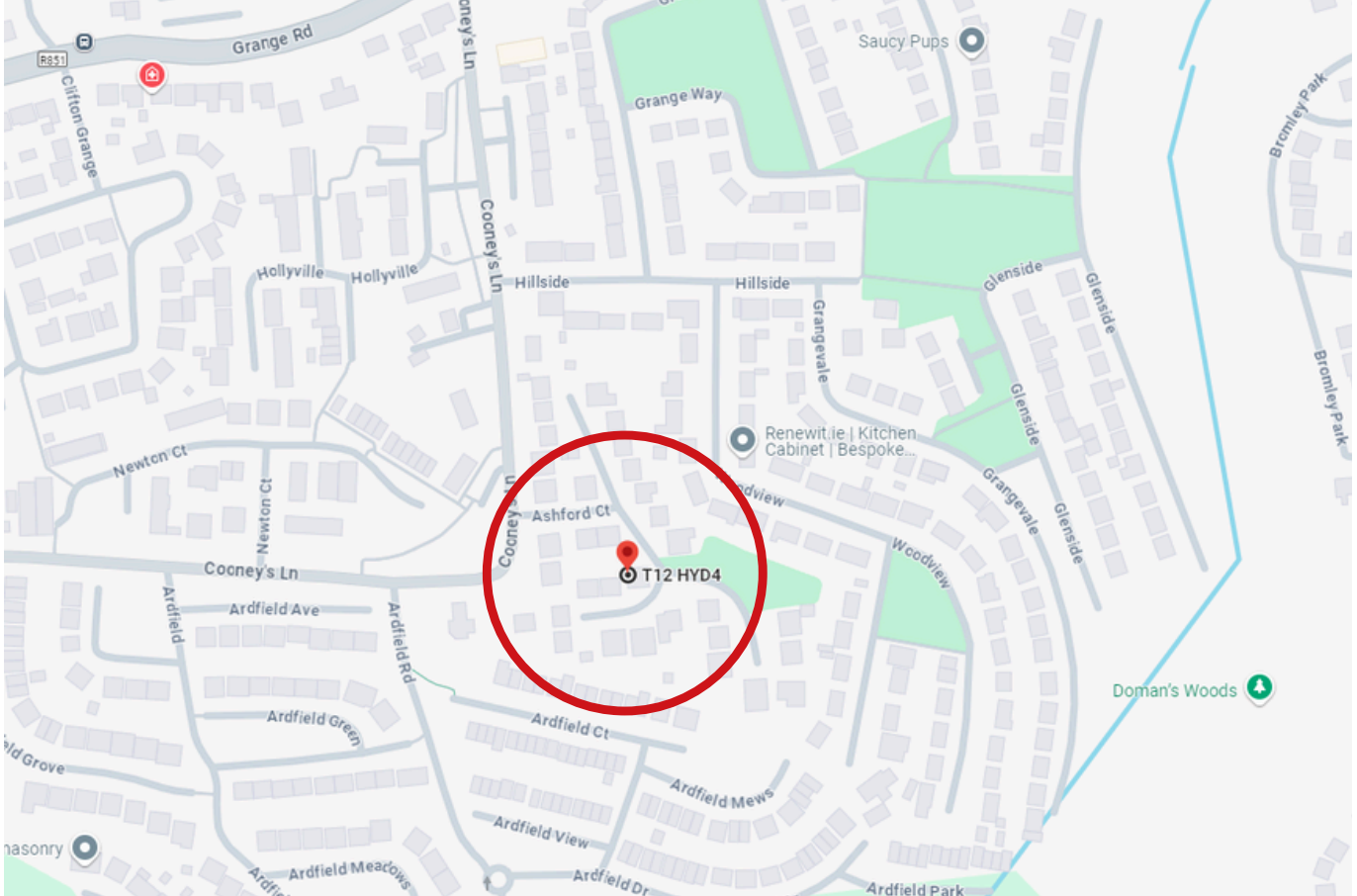


The front of the property has a concrete driveway with off-street parking for two vehicles. The property has a large lawn area surrounding by a purpose-built flower bed with mature shrubs and plants.

The rear of the property is split into two sections. The area has is superbly presented with a landscaped rear garden with mature shrubs and plants planted throughout. At the rear of the garden steps lead down to a beautiful maintenance free patio area.

## | DIRECTIONS

Please see Eircode T12 HYD4 for directions.



## | ALL ENQUIRIES TO:

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