

6 St. Anthony's Villas, Douglas West, Douglas, Cork



ERA Downey McCarthy are delighted to present to the market this stunning three bedroom property, less than 3 years old with the 'wow' factor still evident, and situated in a prestigious new development in the heart of Douglas Village. Superbly located close to multiple schools, shops, bars, local parks, restaurants and supermarkets, convenience is on your doorstep here at 6 St. Anthony's Villas. Presented in immaculate turnkey condition throughout, this is an ideal home for those wishing to live in an unrivalled address and benefit from all that Cork and Douglas has to offer.

Accommodation consists of porch, open plan kitchen/dining area, shower room, living room and bedroom 1 on the ground floor. Upstairs the property offers two additional bedrooms and the main family bathroom.

AMV: €495,000

BER A2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Beautiful property in turnkey condition throughout
- Approx. 127.3 Sq. M. / 1,933 Sq. Ft.
- Built in 2021
- Energy efficient BER A2 rating
- Under floor heating on ground floor
- Air to water heating
- Designed by Cook Architects
- Three spacious bedrooms
- Well-maintained rear patio area
- Designated parking spot
- Most sought after location in the heart of Douglas Village
- Easy access to all essential and recreational amenities including schools and shops
- Close proximity to bars, local parks, restaurants and supermarkets
- Ultra modern family home

| PORCH

1.4m x 1.13m (4'5" x 3'7")

A composite door with centre glass panelling allows access into the porch area. The porch has high quality timber flooring, access to the electrical service board and one wall-mounted light piece. A door leads you through to the beautiful open plan kitchen/dining area.

| KITCHEN/DINING/LIVING ROOM

4.6m x 7.01m (15'0" x 22'9")

This truly magnificent and stunning open plan room has two windows overlooking the front of the property, flooding the area with natural light. The room has high quality wooden flooring, two fantastic light pieces, a smoke alarm and extensive dining space.



The kitchen has modern fitted units at eye and floor level with extensive worktop counter, stainless steel sink, fitted double oven/hob/extractor fan, a feature island unit, and a built-in fridge freezer.

An open arch, with recessed spot lighting, leads out to the bathroom, living room and ground floor bedroom.



| LOUNGE

4.29m x 4.63m (14'0" x 15'1")

This cosy, private living area to the rear has a beautiful herringbone floor, most attractive décor, a glass door and floor to ceiling window overlooking the garden patio. There is a centre light fitting, a television point, smoke alarm and a radiator.



| BEDROOM 1

5.67m x 2.46m (18'6" x 8'0")

Located on the ground floor, this large double bedroom has one window to the rear of the property, and a glass door allowing access to same. The room has attractive neutral décor, high quality timber flooring, built-in wardrobes, under stair storage, and a centre light fitting.



| **SHOWER ROOM**

2.41m x 2.76m (7'9" x 9'0")

The shower room features a three piece suite including a large built-in shower cubicle incorporating a power shower off the mains, centre light fitting, beautiful modern tiling throughout, neutral décor, and a built-in storage unit.



| **STAIRS AND LANDING**

4.11m x 3.25m (13'4" x 10'6")

The stairs and landing are fitted with luxury carpet flooring. There is one window to the front of the property, recessed spot lighting, and centre light fitting.



| **BEDROOM 2**

5.4m x 2.97m (17'7" x 9'7")

This spacious double bedroom has one window to the rear of the property, attractive décor, high quality carpet flooring, impressive built-in wardrobes, centre light fitting, radiator, smoke alarm, and television point.



| **BEDROOM 3**

3.46m x 4.03m (11'3" x 13'2")

Another spacious double bedroom has one window to the rear of the property, attractive neutral décor, luxury carpet flooring, impressive built-in wardrobes, radiator, centre light fitting, smoke alarm and television point.



| **BATHROOM**

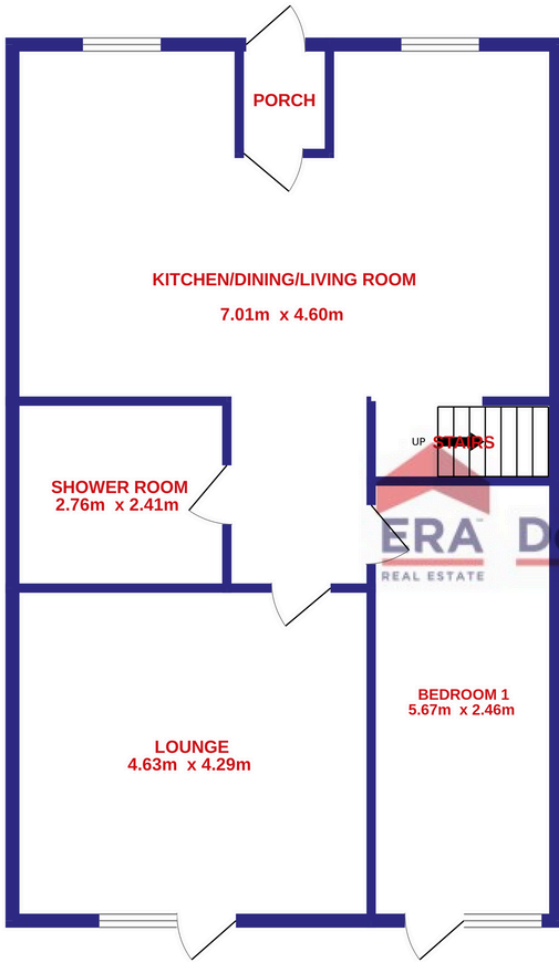
1.92m x 3.06m (6'2" x 10'0")

The main bathroom features a four piece suite including a Mira electric shower fitted over the bath. The room is dual aspect with one window to the front of the property and one window to the side. There is beautiful modern tiling throughout, neutral décor, built-in storage unit, centre light fitting and an extractor fan.

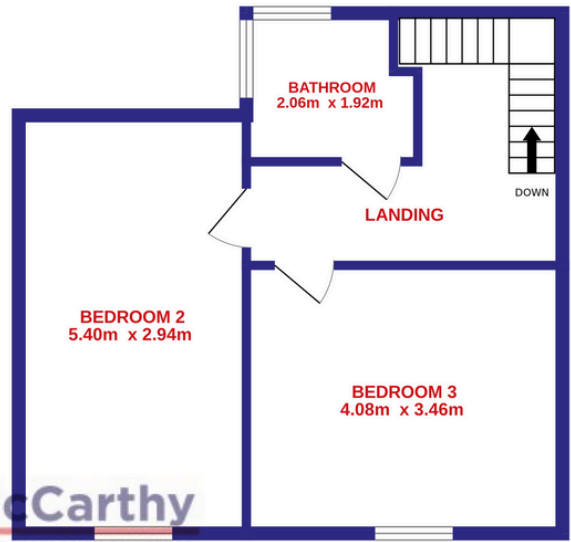


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

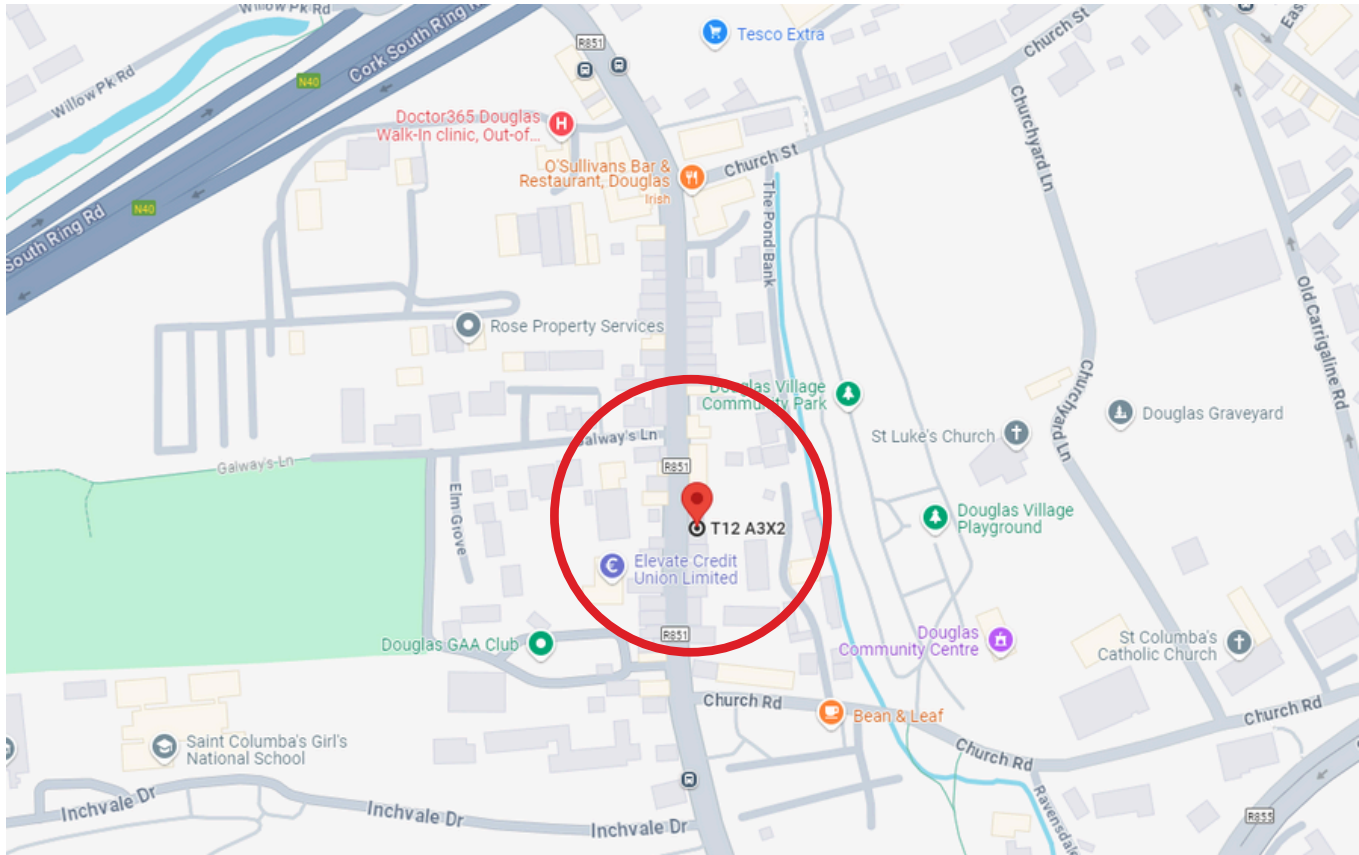


The front of the property is accessed via the main pedestrian footpath.

The rear of the property has a maintenance free patio area with tile flooring. It is fully enclosed and is ideal for summer entertaining.

| DIRECTIONS

Please see Eircode T12 A3X2 for directions.



| ALL ENQUIRIES TO:



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