

## 177 Greenhills Court, South Douglas Road, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this three bedroom, terraced property situated in a sought after location just off the South Douglas Road. The property is ideally located within walking distance of the city centre and Douglas village, in close proximity to all amenities including primary and secondary schools, shopping centres etc. The property is also adjacent to the South Ring Road network, making it easily accessible to Cork Airport and the Jack Lynch Tunnel.



**AMV: €250,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 80 Sq. M. / 861 Sq. Ft.
- Built in 1978
- BER D1
- Gas fired central heating
- Double glazed aluminium windows
- Three bedrooms
- New carpet flooring
- Enclosed rear garden which is not overlooked
- Fantastic location close to a host of amenities including primary and secondary schools, shopping centres, shops, banks, restaurants
- Mature residential estate

## | RECEPTION HALLWAY

4.42m x 1.79m (14'5" x 5'8")

A PVC door with glass panelling allows access into the main reception hallway. The hallway features vinyl parquet effect flooring, neutral décor, one centre light piece, one wall-mounted light piece, and one radiator.



## | KITCHEN/DINING

4.79m x 2.62m (15'7" x 8'5")

The kitchen/dining area has one window overlooking the front of the property, vinyl parquet effect flooring, one centre light piece, one large radiator and neutral décor. The kitchen has solid fitted units at eye and floor level in an L-shape with worktop counter, ample power points, a stainless steel sink, space for a fridge freezer, plumbing for a washing machine, and space for an oven/hob/extractor fan. The gas boiler is also housed within the area.



## | LIVING ROOM

4.2m x 4.51m (13'7" x 14'7")

The spacious living room has sliding glass doors allowing access to the rear garden, neutral décor, attractive corning, a feature red brick open fireplace and vinyl parquet effect flooring. Other features include a centre light piece, two wall-mounted light pieces, power points, and one large radiator.



## | STAIRS AND LANDING

3.62m x 1.83m (11'8" x 6'0")

The stairs and landing area features new carpet flooring. At the top of the landing there is one centre light piece, and an access hatch to the attic.



## | BEDROOM 1

4.51m x 2.6m (14'7" x 8'5")

This double bedroom has one window to the rear of the property, wall-mounted shelving, one centre light piece, carpet flooring, one large radiator and neutral décor. There is also access to the hot press which is shelved for storage.



## | **BEDROOM 2**

4.53m x 2.59m (14'8" x 8'4")

Another double bedroom has one window to the front of the property, one centre light piece, carpet flooring, one radiator, two power points, and neutral décor.



## | **BEDROOM 3**

3.39m x 1.81m (11'1" x 5'9")

This bedroom has one window to the rear of the property, carpet flooring, one radiator, one centre light piece and built-in units for storage.



## | **BATHROOM**

1.95m x 1.78m (6'3" x 5'8")

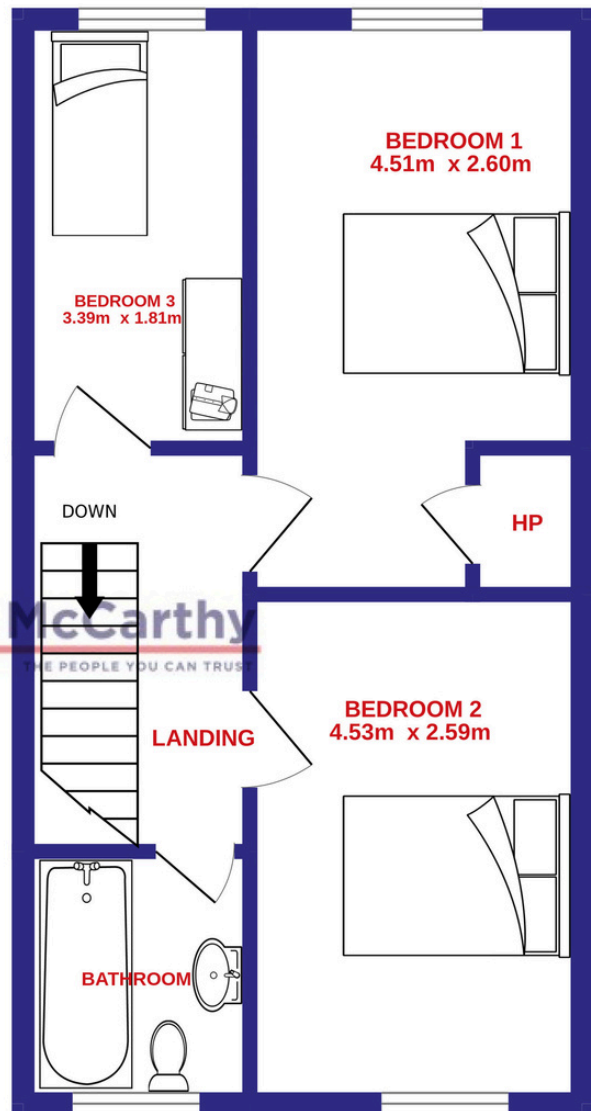
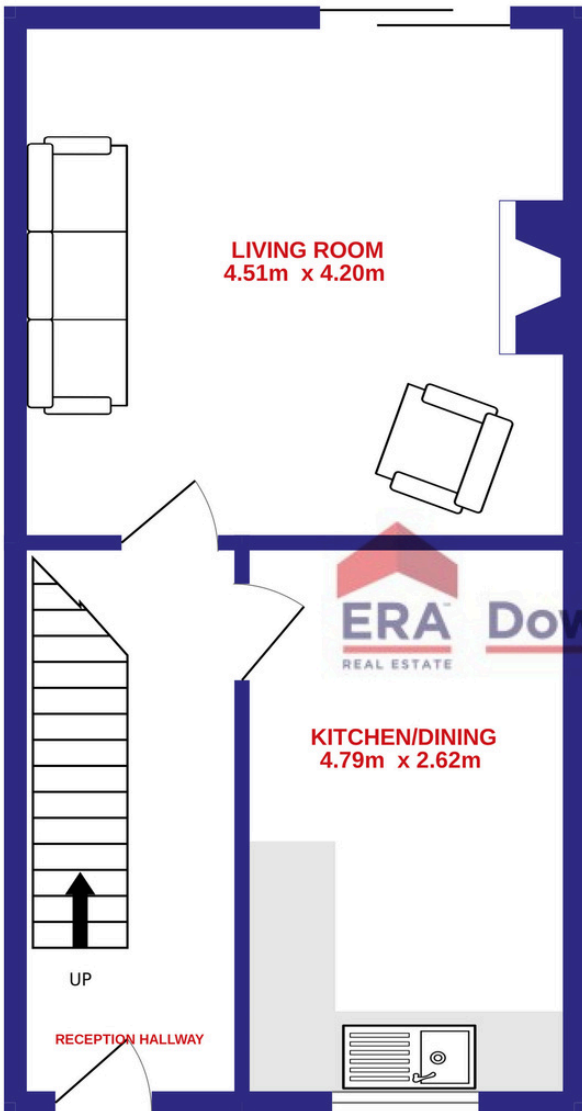
The main bathroom features a four piece suite including a Triton T80Z electric shower fitted over the bath, wall tiling, vinyl flooring, one frosted window to the front and one centre light piece.



# | FLOOR PLAN

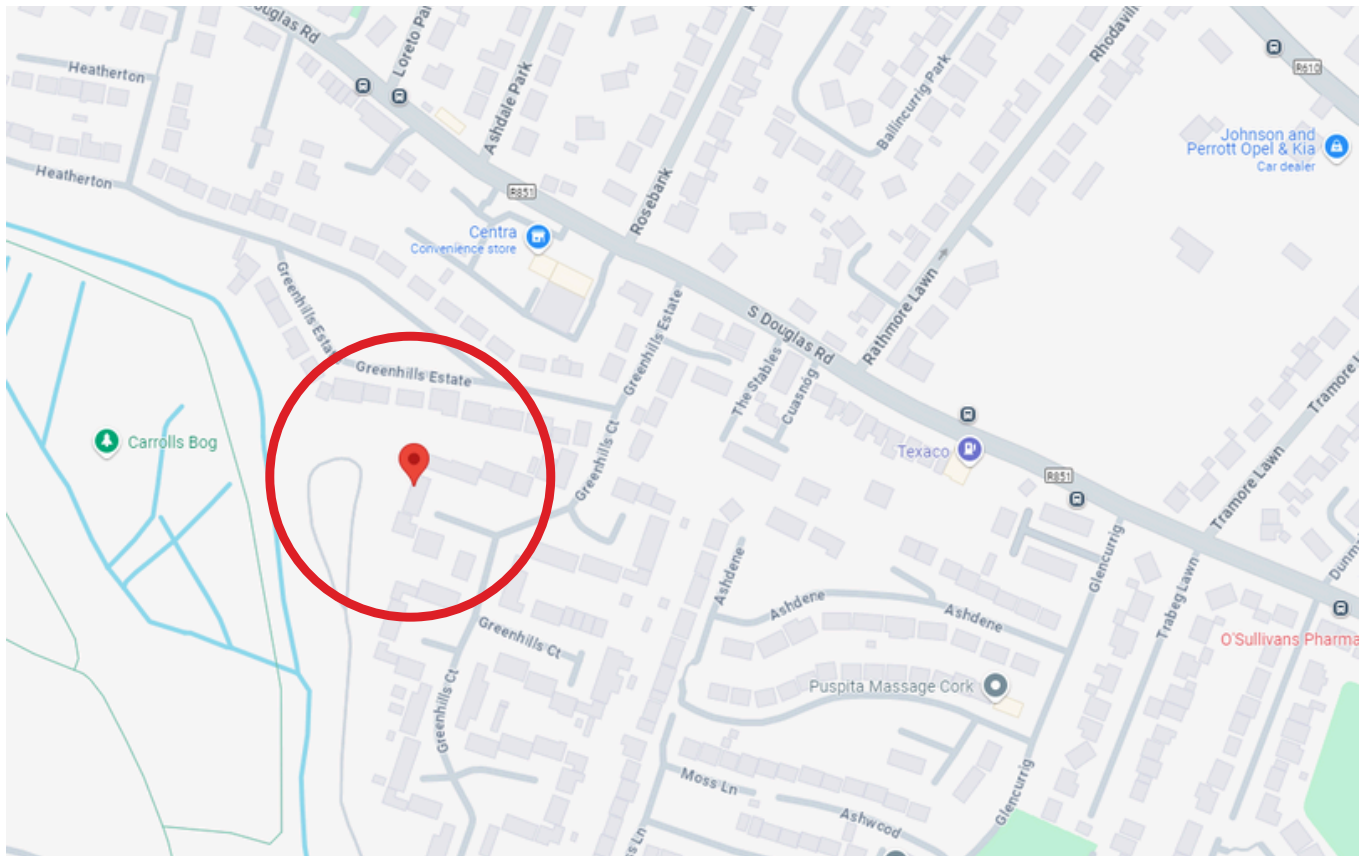
GROUND FLOOR

1ST FLOOR



## | DIRECTIONS

Please see Eircode T12 ETY2 for directions.



## | ALL ENQUIRIES TO:

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