

Charming 3 Bedroom Detached Property in an excellent location.

**‘Alvernia’,
Douglas Road,
Cork.**

For Sale by Private Treaty



Charming and private 3 Bedroom Detached property located in this ever popular and sought after location. Extended and partially renovated in 2019, ‘Alvernia’ is now in superb condition and ready for occupation.

This unusual property is faced inwards from the road and faces onto a South/Westerly facing patio and offers off-street parking and maximum privacy.

A.M.V. €550,000

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch: 2.14 x 1.32

Hallway: 1.7 x 1.56

Kitchen/Dining/Living Room: 8.08 x 3.85 built-in units & eye level presses, ample storage and work counter. Gas fired stove. French Doors to the rear.



Toilet : 2.05 x 1.36 fully tiled, w.h.b. & w.c.



Sitting Room: 4.38 x 3.38



Utility Room: 3.69 x 2.58 original floor, built-in units & sink unit.



Shower Room: 2.17 x 1.56 shower, toilet, cabinet wash hand basin & heated towel rail.



FIRST FLOOR :

Master Bedroom : 3.84 x 3.57

Walk-in Wardrobe: 2.30 x 2.10



Shower Room 3.61 x 2.20 fully tiled, shower, toilet & w.h.b.



Bedroom 2: 4.33 x 3.24



Bedroom 3: 4.45 x 2.90



Toilet : 1.45 x 1.14 w.c. & w.h.b.

OUTSIDE :

Gated access, large patio area.

Shed: 5.70 x 2.25





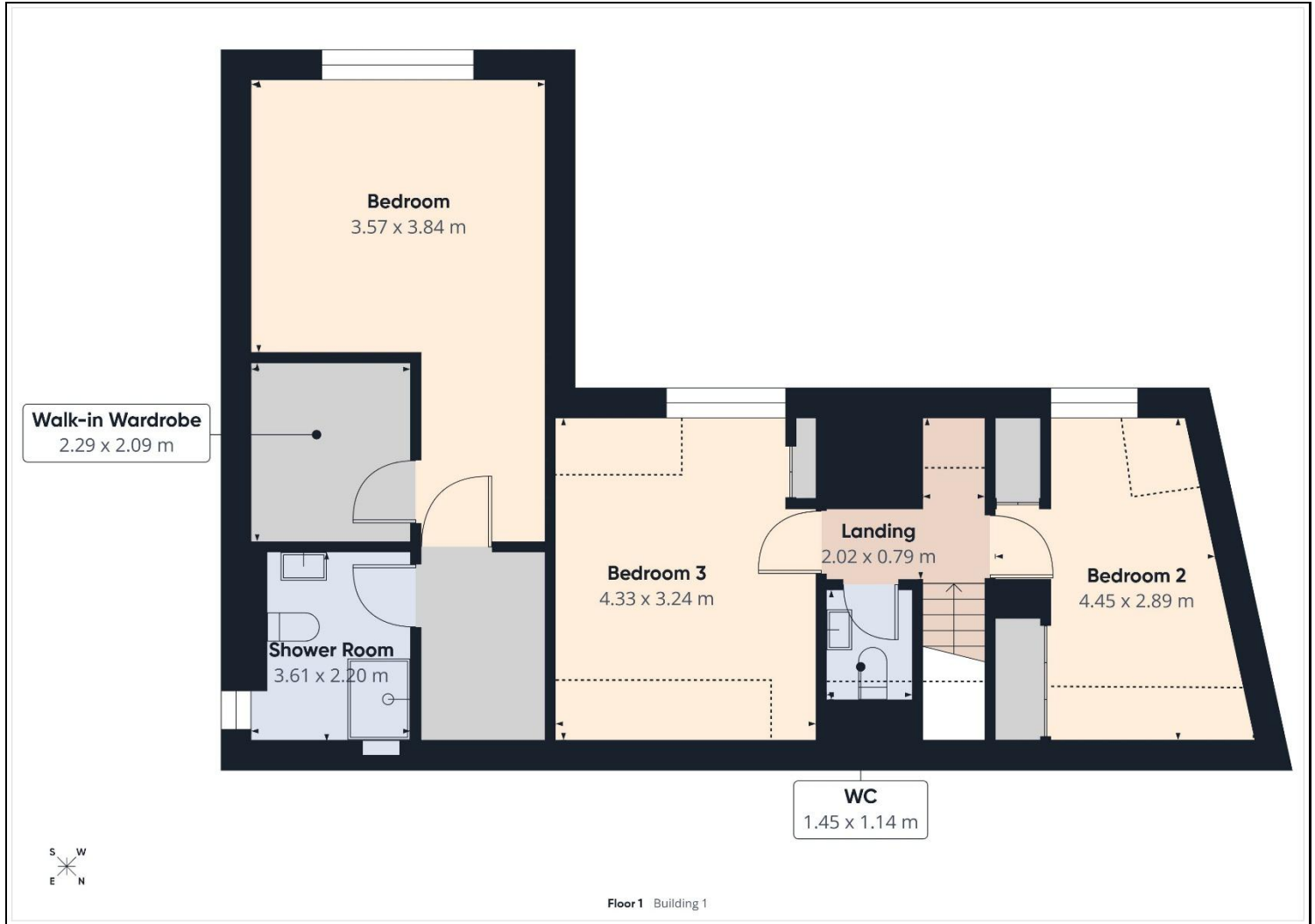


FLOOR PLANS:

GROUND FLOOR



FIRST FLOOR



FEATURES:

- Detached residence.
- Security cameras & alarm fitted.
- Gas fired central heating.
- Excellent Location, just 1.5km from Douglas which offers excellent amenities including a wide array of shops, supermarkets, schools, restaurants, cafes, sporting clubs etc.
- 2km South East of Cork City centre & 6km from Cork International Airport.
- Superb transport links due to its proximity to the N40 & N27 (South Link Road).

SERVICES :

Mains Water & Drainage.
Gas fired central heating.

TITLE:

Freehold

EIRCODE :

T12 KOW2

BER:

D2 - BER NO. 110226768

VIEWING :

Strictly by prior appointment.



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