



8 The Close
Maryborough Ridge, Cork

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8 The Close, Maryborough Ridge, Cork

The sale of 8 The Close, nestled within a charming neighbourhood off Maryborough Hill in Rochestown, marks an opportunity to acquire a truly delightful two bedroomed mid terraced property in pristine condition. This residence boasts a serene atmosphere and contemporary charm, making it attractive to first time buyers and those looking to trade down within the area. Each room is designed to evoke a sense of tranquillity, inviting occupants to unwind in comfort after a long day.

Constructed in 2006, this property extends to approximately 80 sqm (861 sqft) and is within close proximity of Douglas Court Shopping centre and a range of amenities. The Accomodation in brief extends to a welcoming entrance hallway, kitchen/dining room, living room and a downstairs w.c. all on ground floor level. The first floor comprises two generously sized modern double bedrooms both offering en-suite bathrooms. There is access off the living and dining room to the rear garden with decking and detached garden shed ideal for storage space. The front of the property benefits from a directly west facing aspect with one designated car parking space. The property is heated by means of gas central heating and there is mains water and sewerage.

The property's prime location ensures convenient access to a wealth of schools and amenities, further enhancing its allure. There is quick and easy access to the N28 and N40 south link road network. In essence, the sale of 8 The Close presents an exceptional opportunity to embrace a lifestyle of comfort, convenience and sophistication. With its timeless elegance and coveted amenities, this residence promises to fulfil the aspirations of discerning homeowners, offering sanctuary of serenity amidst the vibrant neighbourhood of Maryborough Ridge.

Features

- Two en-suite bathrooms
- Gas fired central heating
- C1 Energy Rating
- One designated car parking space
- Detached garden



Accommodation

Entrance Hallway: 4.46m x 1.98m Wooden flooring and recessed lighting.

Kitchen/Dining: 3.62m x 3.40m Located off the entrance hall, this room offers two distinct uses with eye level units and countertop with door leading to rear garden, finished with tiled flooring and recessed lighting.

Living Room: 3.71m x 5.49m A contemporary living room with double doors leading to patio and rear garden. Mantlepiece finished with carpet and recessed lighting.

Family Bathroom: 1.61m x 0.90m A two piece suite to w.c and wash hand basin, tiled flooring.

Landing: 2.33m x 2.02m Bright with carpet flooring and hot press storage press.

Bedroom 1: 3.73m x 3.35m A fine double room with built in

wardrobe and velux window overlooking rear garden, finished with carpet flooring and light fitting.

En-suite: 1.67m x 1.92m A three-piece ensuite bathroom with corner shower, w.c. and wash hand basin, finished with tiled flooring and recessed lights.

Bedroom 2: 3.60m x 3.35m A fine double room with built in wardrobe and velux window overlooking rear garden, finished with carpet flooring and light fitting.

En-suite: 2.30m x 2.02m A three piece suite to include bath with shower unit overhead, w.c and wash hand basin. Tiled flooring and recessed lights.

Outside: The front of this property benefits from a directly west facing aspect, with one designated car parking space. The rear garden can be accessed off the living and dining room with a lawned garden, decking area and detached garden shed.

BER Information

BER: C1.

BER Number: 109876482

EPI: 166.44 (kWh/m²/yr)

Eircode

T12 TD0K

Price Guide

€320,000





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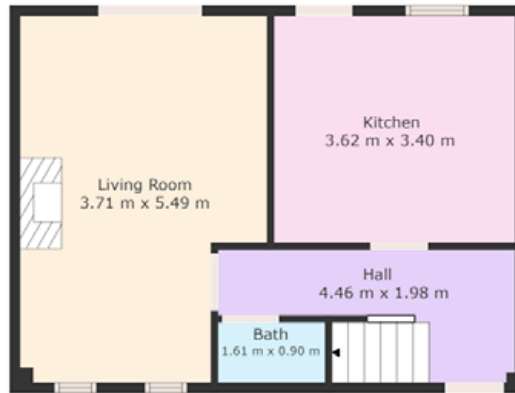
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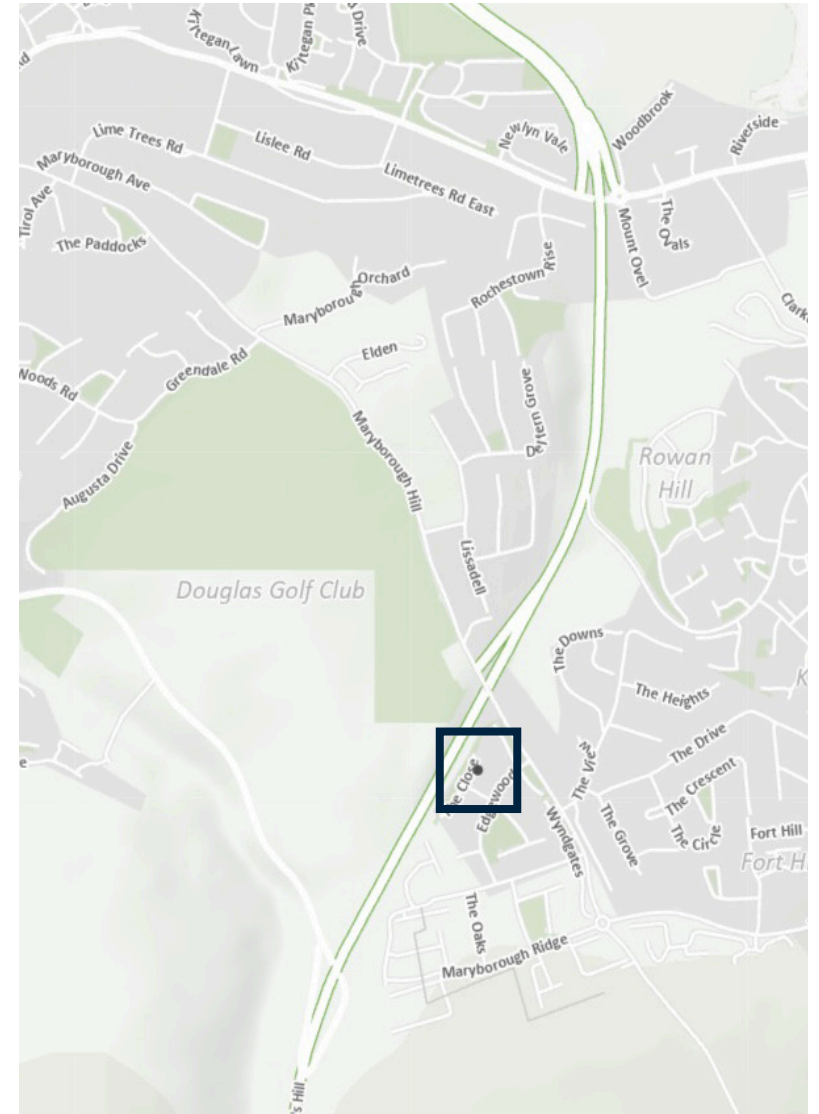
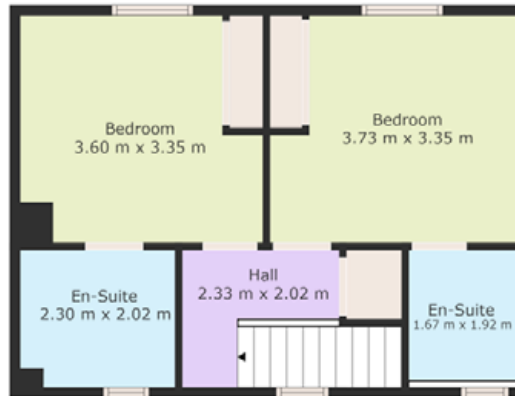
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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