



**FORMER SHOWHOUSE WITH A SUPERIOR FINISH**

2 HAZEL HILL, MARYBOROUGH RIDGE, DOUGLAS

**BER** B2

**savills**

## 2 Hazel Hill

**For Sale by Private Treaty**  
**CKK160348**

- Former showhouse
- Four bedroom detached property
- Approx. 160 sq m / 1,722 sq ft
- Located in a quiet cul de sac overlooking a mature green
- All contents included in sale
- Within easy distance of Douglas village and south link road network
- GFCH / Mains services / Solar panels

### DESCRIPTION

Savills is delighted to present the former showhouse for the brand new development at Hazel Hill, Douglas to the market. Hazel Hill comprises of just 21 architect designed detached homes located within the ever popular development of Maryborough Ridge.

Following the sales of the brand new houses at Hazel Hill the former showhouse, Number 2 Hazel Hill, now makes its arrival for sale complete with all the finishing touches.

Number 2 Hazel Hill comprises of a bright entrance hallway with tiled floor, spacious front lounge, open plan kitchen / dining / living room, utility room and guest wc. The open plan kitchen / dining / living is an ideal space for modern living. The living area provides access to the patio area and rear garden.

Upstairs is well laid out and offers excellent bedroom accommodation. The master ensuite bedroom is located to the front of the property with a terrace overlooking the neighbourhood green. You will also find two double bedrooms, one single bedroom and the main bathroom.

Outside to the front you will find a neat cobblelock driveway with low maintenance shrubbery and side gate access to either side of the property. To the rear, you will find a paved patio area and a spacious east facing lawn space bound by a block wall to the rear and timber fence on both sides.

Maryborough Ridge is one of the most popular areas to live in

Douglas located close to Douglas village and within easy reach of a wide variety of amenities and within easy reach of the city centre.

### ACCOMMODATION

#### Ground Floor

##### Entrance Hallway

Light filled hallway with tiled floor and under stairs storage.

##### Front Lounge

Beautiful room benefiting from the corner bay window allowing natural light to fill the room. Marble surround and hearth fireplace. Laminate timber flooring.

##### Guest WC

WC. Whb. Tiled floor.

##### Kitchen/Dining/Living area

Large L- shaped room with a dual aspect. The kitchen area is fully fitted with eye and floor level units. The kitchen comes complete with fitted Indesit appliances and a Franke stainless steel sink. The living area is a private space off the dining area with views over the patio area and rear garden.

##### Utility Room

Tiled floor. Fitted eye and floor level units. Access to side of property.

#### First floor

##### Master Bedroom

Spacious double room located to the front of the property complete with built-in wardrobes and terrace overlooking the green area. Carpet.

##### En suite

WC. Whb. Shower. Heated towel rail. Fully tiled.

##### Bedroom 2

Private double room located to the rear of the property overlooking the rear garden. Fitted wardrobes. Carpet.

##### Bedroom 3

Double room overlooking the rear garden. Carpet.

##### Bedroom 4

Single room located to the front of the property. Carpet.

##### Main Bathroom

WC. Whb. Bath. Shower. Heated towel rail. Fully tiled.

### DIRECTIONS

From Douglas village, make your way up Maryborough Hill passing Maryborough Hotel and Broadale stores on your left hand side. Take your next right into Maryborough Ridge. Drive straight on through the tree lined avenue and take the first left. Continue straight on and you will start to see the new Hazel Hill development. The former showhouse is the second house on your left hand side. See Sign.

### BER DETAILS

BER No: B2

BER Number: 109763102

Energy Performance Indicator: 109.41 kWh/m2/yr

### VIEWING

By appointment with Savills Cork  
(021) 427 1371 or email: [cork@savills.ie](mailto:cork@savills.ie)



For identification purposes only, not to scale



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