

76 West Avenue, Parkgate, Frankfield, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present this exceptional three bedroom semi-detached residence to the market. Occupying a prominent position within the highly sought after Parkgate development in Frankfield, the property benefits from a substantial rear sunroom overlooking a sunny west-facing garden. Ideally located, the home enjoys convenient access to Frankfield Golf Course, Douglas Village and an extensive range of amenities, including schools, shops, supermarkets, cafés, restaurants, and leisure facilities. The property is also within easy reach of the N40 road network, Cork Airport, the 206 bus route, and the recently opened Vernon Mount Greenway, which provides excellent pedestrian and cycling access to Tramore Valley Park and onwards to Cork city centre.

The accommodation comprises an entrance porch, reception hallway, guest w.c, living room, family room/dining room, kitchen, and an impressive conservatory on the ground floor. Upstairs, there are three generously proportioned bedrooms, including a primary bedroom with en suite bathroom, together with a well-appointed family bathroom.

This attractive home combines spacious accommodation, a desirable location, and excellent connectivity, making it an ideal choice for a broad range of purchasers.

AMV: €425,000



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PSRA No. 002584

| FEATURES

- Approx. 106.5 Sq. M. / 1,146 Sq. Ft.
- Built in 1998
- BER C
- Gas fired central heating & double glazed windows
- Three spacious bedrooms
- Splendid rear sunroom opening onto a bright west-facing rear garden
- Newly redecorated with a hand painted kitchen
- New carpet flooring
- Off street parking
- Easy access to a host of amenities inc. the 206 bus route and Vernon Mount Greenway
- Close to Frankfield Golf Course and Cork Airport

| PORCH

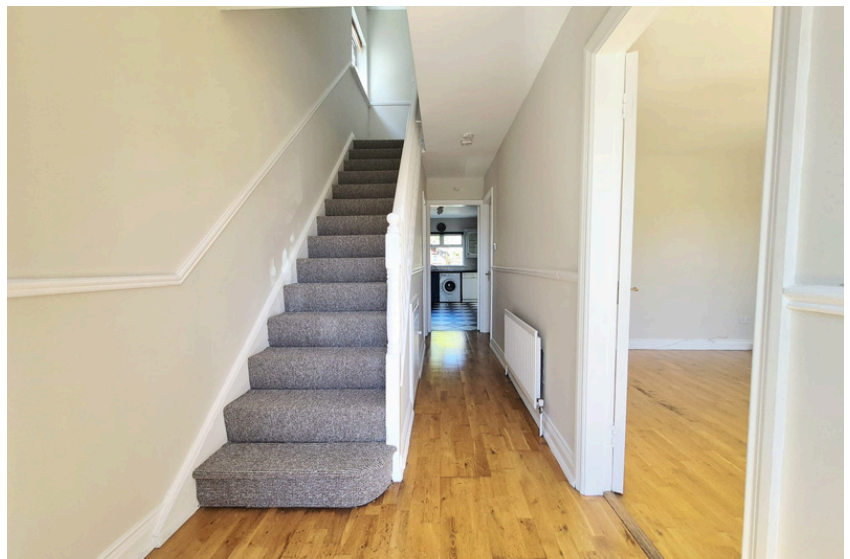
0.66m x 1.62m (2'1" x 5'3")

A glass sliding door allows access to a porch area. A teak door with glass side panels allows access to the main reception hallway.

| RECEPTION HALLWAY

5.18m x 1.83m (16'9" x 6'0")

The main reception hallway features oak timber flooring, an attractive colour palette, one power point, an alarm control point, one radiator, and access to under stair storage.



| GUEST W.C

2.01m x 0.81m (6'5" x 2'6")

The guest w.c features a two piece suite with vinyl flooring, one window to the side of the property, one wall-mounted mirror, and one centre light piece.



| LIVING ROOM

4.74m x 3.38m (15'5" x 11'0")

A superb main living room has a large window to the front of the property and is finished with oak timber flooring. There is a gas fired open fireplace with marble surround, one centre light piece, one radiator, attractive décor, one television point, and five power points.



| FAMILY/DINING ROOM

3.74m x 2.94m (12'2" x 9'6")

This versatile second living space has sliding glass doors allowing access to the rear conservatory. The room offers oak timber flooring, attractive décor, one centre light piece, one large radiator, one television point, and five power points.



| CONSERVATORY

4.91m x 2.57m (16'1" x 8'4")

This magnificent conservatory adds and extra dimension of living space to this fabulous family home. The room which is flooded with natural light has a glazed roof and windows to the rear and side of the property, oak timber flooring, three light pieces, one radiator, six power points, and sliding glass doors allow access to the rear garden and patio.



| KITCHEN

4.57m x 2.29m (14'9" x 7'5")

The kitchen features solid hand painted fitted units at eye and floor level in an L-shape with worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, stainless steel sink, plumbing for a washing machine and dishwasher, and space for a fridge freezer. The room has attractive tile flooring, neutral décor, one large radiator, one centre light piece, twelve power points, and one window overlooks the rear garden. There is access to the gas boiler, and a doorway from here allows access to the conservatory.



| STAIRS AND LANDING

3.03m x 2.07m (9'9" x 6'7")

The stairs and landing are fitted with new carpet flooring throughout. At the top of the landing there is one window to the side of the property with a blind, one centre light piece, one power point, an access hatch to the attic which provides storage space, and access to the hot press which is shelved for storage.



BEDROOM 1

3.64m x 3.17m (11'9" x 10'4")

A spacious double bedroom has one window to the rear of the property, new carpet flooring and attractive decor. There is one centre light piece, one radiator, ample built-in wardrobe units, and four power points. A door allows access to the en suite bathroom.



EN SUITE

0.81m x 2.38m (2'6" x 7'8")

The en suite features a three piece suite with vinyl flooring, wall tiling, one centre light piece and one extractor fan.



BEDROOM 2

3.94m x 2.87m (12'9" x 9'4")

A generous double bedroom has one window to the front of the property including a curtain rail. The room has one centre light piece, attractive décor, carpet flooring, one radiator, built-in wardrobe units and four power points.



| **BEDROOM 3**

2.81m x 2.38m (9'2" x 7'8")

This spacious single bedroom has one window to the front of the property including a curtain rail. The room has one centre light piece, new carpet flooring, one radiator, built-in wardrobe units, one centre light piece, and two power points.



| **BATHROOM**

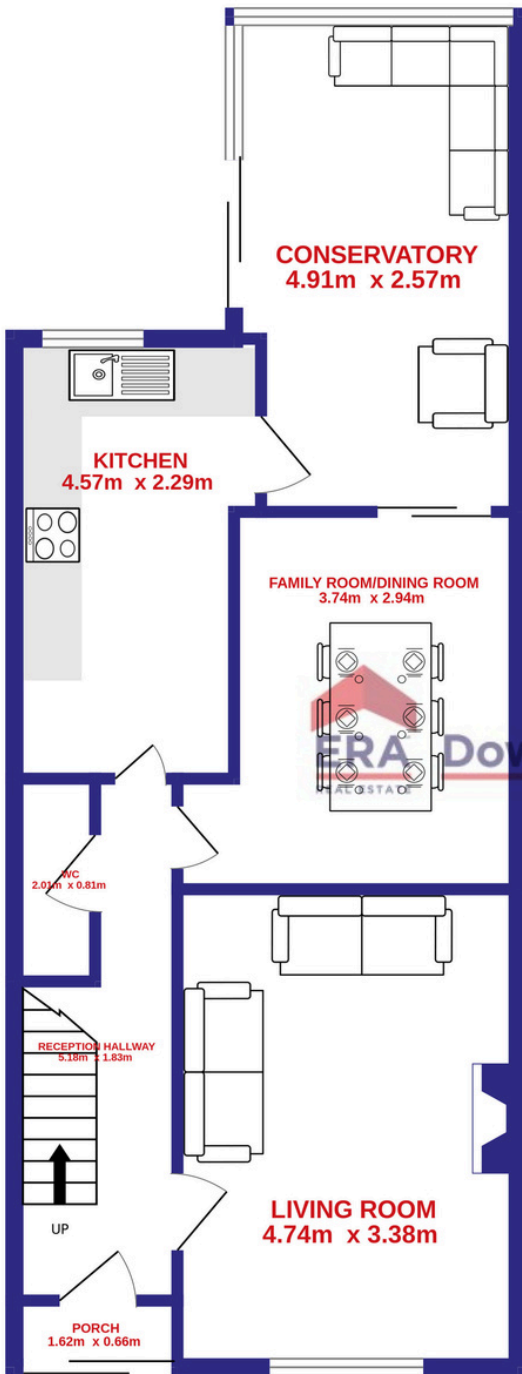
2.52m x 1.8m (8'2" x 5'9")

The main family bathroom features a four piece suite including a shower fitted over the bath. There is vinyl flooring, wall tiling, one window to the rear and one radiator.

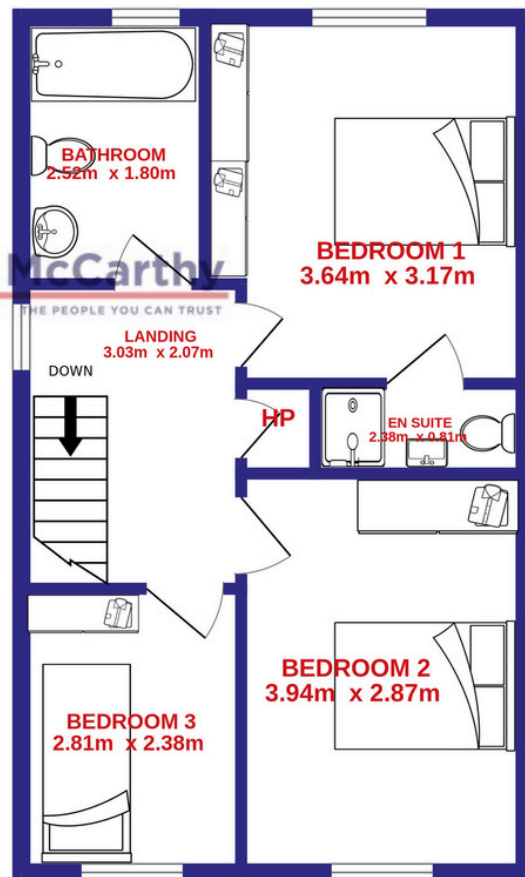


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

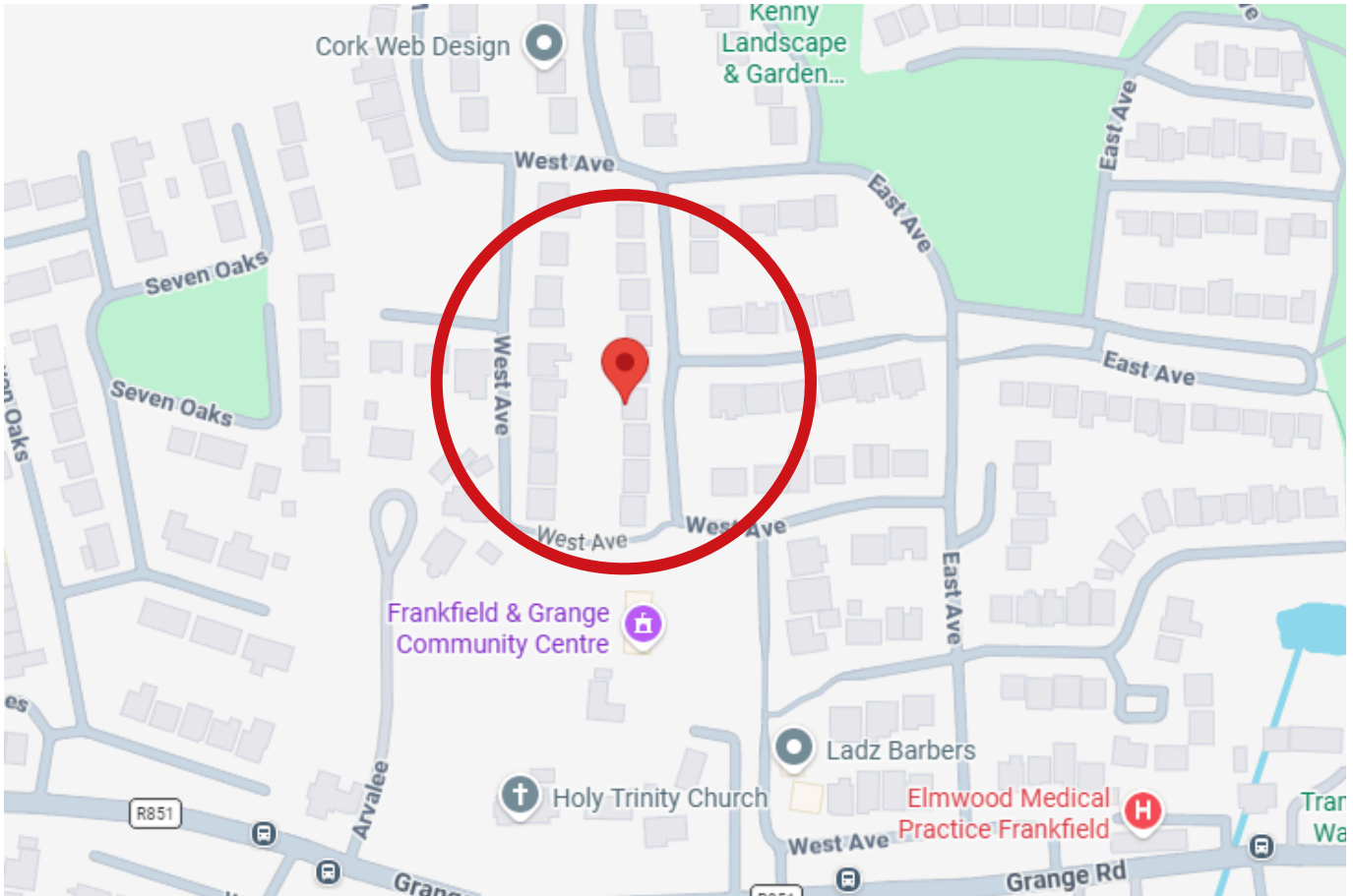


The front of the property has an attractive façade of red brick and smooth plaster finish. There is a driveway to accommodate off street parking, and a garden area which is laid to lawn.

The rear of the property boasts a sunny west facing aspect. There is a patio area located off the conservatory, ideal for outdoor entertaining, and a garden area which is laid to lawn. The area is fully enclosed with mature hedging, and there is a Barna shed included as part of the sale.

| DIRECTIONS

Please see Eircode T12 T1DF for directions.



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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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