



# Downey McCarthy

*...the people you can trust*

## 162 Curragh Woods, Frankfield, Cork



ERA Downey McCarthy Auctioneers are delighted to present this super three bedroom, semi-detached property to the market situated in the much acclaimed development of Curragh Woods in Frankfield, just a short distance from Douglas village and all its amenities. No. 162 is close to local schools, bus services to and from Cork city and has easy access to the South Ring road network and Cork Airport and Business Park. Viewing comes highly recommended.



**AMV: €330,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 95.59 Sq. M. / 1,029 Sq. Ft.
- Built in the year 2000
- BER C3
- Spacious rear garden
- Off street parking
- Sought after location
- Superb location close to Douglas village
- Easy access to the South Ring Road network
- Panoramic views over Frankfield
- Ideal family home

## | RECEPTION HALLWAY

5.36m x 1.8m (17'5" x 5'9")

A solid teak door allows access to the main reception hallway. The hallway has laminate timber flooring, one centre light piece, one radiator under stair storage and a door allowing access to the guest w.c.

## | GUEST W.C

2.21m x 0.79m (7'2" x 2'5")

The guest w.c. features a two piece suite, laminate timber flooring and one frosted window overlooking the rear of the property.

## | LIVING ROOM

4.93m x 3.48m (16'1" x 11'4")

The living room has one large window overlooking the front of the property, laminate timber flooring, a feature fireplace with a marble surround, one radiator, one centre light piece and double doors allowing access into the family room.



## | FAMILY ROOM

3.96m x 2.92m (12'9" x 9'5")

The family room has laminate timber flooring, one centre light piece, one radiator, neutral décor and sliding doors allowing access to the rear garden which allow extensive natural light to fill the room.



## | KITCHEN

4.47m x 2.34m (14'6" x 7'6")

The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tiled splashback, one window overlooking the rear of the property, space for a fridge freezer, space for a dishwasher, space for a washing machine, one centre light piece and a door allowing access to the rear garden. The boiler is also housed within this area.



## | STAIRS AND LANDING

3.25m x 2.01m (10'6" x 6'5")

The stairs and landing are fully carpeted throughout. At the top of the landing there is one window to the side of the property, one centre light piece, neutral décor and a hot press area which is shelved for storage.

## | BEDROOM 1

3.76m x 3.28m (12'3" x 10'7")

This spacious double bedroom has one window overlooking the rear of the property, carpet flooring, one centre light piece, one radiator, built-in units and a door allowing access to the en suite.



## | EN SUITE

0.76m x 2.39m (2'4" x 7'8")

The en suite features a three piece suite including a built-in shower cubicle, floor and wall tiling, one centre light piece and neutral décor.

## | BEDROOM 2

3.94m x 3.28m (12'9" x 10'7")

This room has one window overlooking the front of the property, carpet flooring, one centre light piece, one radiator, built-in units and neutral décor.



### | **BEDROOM 3**

2.72m x 2.41m (8'9" x 7'9")

This room has carpet flooring, one window overlooking the front of the property, one centre light piece, one radiator and built-in units.



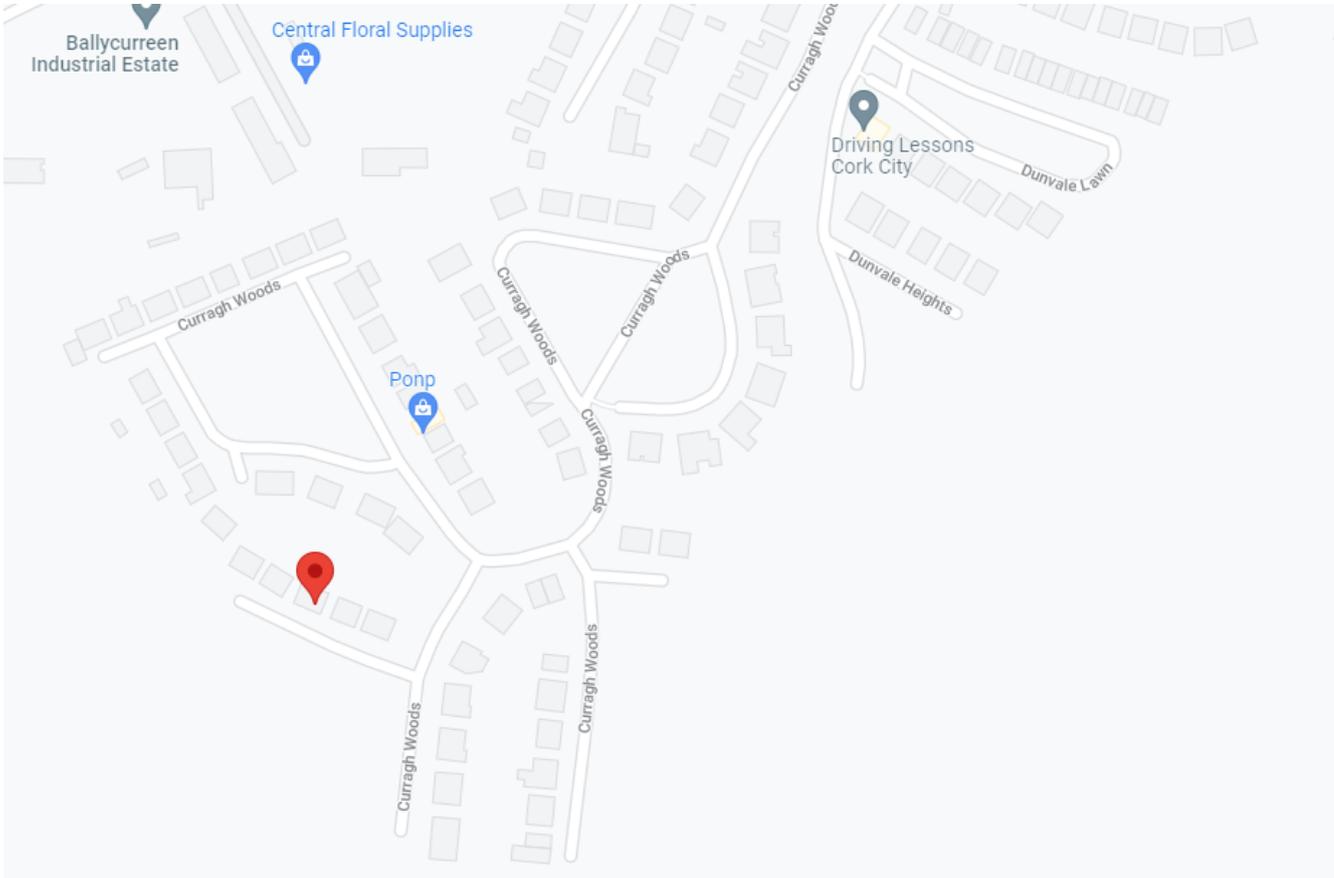
### | **BATHROOM**

2.39m x 2.03m (7'8" x 6'6")

The main family bathroom features a four piece suite including a pump action shower over the bath. There is one frosted window overlooking the rear of the property, floor and wall tiling, built-in storage unit and one radiator.

## | DIRECTIONS

Please see Eircode T12 R83C for directions.



## | ALL ENQUIRIES TO:

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