



Downey McCarthy

...the people you can trust

1 The Village, Parkgate, Frankfield, Douglas, Cork



ERA Downey McCarthy are proud to present to the market this magnificent, superbly presented, three storey, six bedroom, detached property situated in an exclusive, gated enclave of only four houses adjacent to East Avenue in Parkgate. The Village is a much sought after location within Frankfield, just a short distance from Douglas village with all essential and social amenities on your doorstep including schools, shops, supermarkets and more. The property has been immaculately maintained throughout – viewing comes highly recommend to appreciate what it has to offer.



AMV: €845,000

BER B3

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PSRA No. 002584

| FEATURES

- Approx. 269.1 Sq. M. / 2,897 Sq. Ft.
- Built in 2004
- BER B3
- Spectacular six bedroom detached home
- Secure, gated complex of four only houses
- Attractive neutral décor throughout
- Immaculately maintained
- Large, fully enclosed rear garden and decking area
- Quiet and mature location
- Close to all amenities including supermarkets, shops, local schools, bars and restaurants
- A short distance from Douglas village
- Easy access to the South Ring Road, Airport & Tunnel
- Located on the 206 bus route

| RECEPTION HALLWAY

3.84m x 3.79m (12'5" x 12'4")

A solid teak door with centre and side glass panelling allows access to the welcoming reception hallway. The hallway has one large window to the front of the property, two light fittings, tiled flooring, neutral décor and solid doors leading to all rooms.



| LOUNGE

7.61m x 3.97m (24'9" x 13'0")

This beautiful spacious living room is dual aspect with one window overlooking the front of the property and a window to the side, allowing extensive natural light to fill the area. The room has newly fitted carpet flooring, freshly painted walls, centre light fitting, attractive décor, ample power points and a feature marble fireplace with electric insert.



| LIVING ROOM

3.84m x 3.76m (12'5" x 12'3")

This cosy family room has one large window overlooking the front of the property, newly fitted carpet flooring, feature marble fireplace with cast iron hearth, centre light fitting, attractive décor and double doors allow access to the dining room.



| DINING ROOM

3.85m x 3.76m (12'6" x 12'3")

The dining room is dual aspect with a window to the side of the property and double doors to the rear. The room has newly fitted carpet flooring, centre light fitting, attractive décor and an opening allows access into the kitchen.



| KITCHEN

4.92 x 3.76m (16'1" x 12'3")

The kitchen has beautiful solid wood fitted units at eye and floor level with worktop counter and tiled surround. There is a window overlooking the rear of the property, radiator, space for a large Bosch double oven, space for an American style fridge freezer, extractor fan, recessed spot lighting, ample power points, plus an island unit which is ideal for storage and tiled flooring throughout.



| UTILITY ROOM

2.54m x 2.18m (8'3" x 7'1")

The utility room has tiled flooring, solid fitted units, sink, radiator, space for a dryer and a washing machine and the gas boiler is housed here.



| GUEST BATHROOM

2.54m x 1.44m (8'3" x 4'7")

The guest w.c features a two piece suite, fully tiled floors and walls, frosted window to the rear of the property, wall-mounted mirror, centre light piece and radiator.



| FIRST FLOOR STAIRS AND LANDING

4.87m x 3.8m (15'9" x 12'4")

The first floor landing has newly fitted carpet flooring, large window overlooking the front of the property, smoke alarm, light fitting, radiator and solid doors leading to all rooms. The hot press is accessed via the landing and has shelving for storage.



| MASTER BEDROOM

5.68m x 3.76m (18'6" x 12'3")

Super spacious main bedroom has a large window overlooking the front of the property, neutral décor, freshly painted walls, centre light piece and a radiator. Two doors allow separate access to the ensuite and walk-in wardrobe respectively.



| WALK-IN WARDROBE

2.17m x 1.74m (7'1" x 5'7")

This room has fitted units at eye and floor level, frosted window, radiator, neutral décor, carpet flooring and centre light fitting.

| ENSUITE BATHROOM

2.15m x 1.84m (7'0" x 6'0")

The master ensuite features a three piece suite including a shower cubicle and Mira Elite electric shower, a window overlooking the rear of the property, fully tiled floors and walls, extractor fan, radiator, wall-mounted mirror and centre light piece.



| BEDROOM 2

4.2m x 4.12m (13'7" x 13'5")

This spacious double bedroom has a large window overlooking the rear of the property, neutral décor, freshly painted walls, newly fitted carpet flooring, fitted units for storage, centre light piece, radiator and a door allowing access to the ensuite bathroom.



| ENSUITE 2

2.97m x 1.05m (9'7" x 3'4")

The ensuite features a three piece suite including an enclosed shower cubicle with a power shower off the mains, frosted window overlooking the rear of the property, fully tiled floors and walls, extractor fan, radiator and wall-mounted light fitting.



| BEDROOM 3

3.2m x 3.77m (10'4" x 12'3")

This spacious double bedroom has a window overlooking the front of the property, neutral décor, freshly painted walls, newly fitted carpet flooring, fitted units for storage, centre light piece and radiator.



| BEDROOM 4

4.76m x 2.86m (15'6" x 9'3")

This bedroom has a large window overlooking the rear of the property, attractive neutral décor, freshly painted walls, newly fitted carpet flooring, fitted units for storage, centre light piece and radiator.



| MAIN BATHROOM

1.95m x 3.47m (6'3" x 11'3")

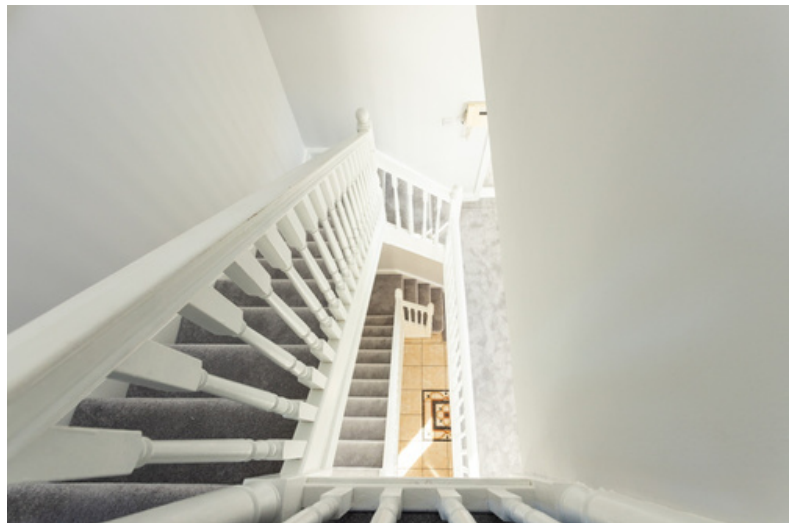
The main family bathroom features a three piece suite including a fitted bath, frosted window overlooking the side of the property, fully tiled floors and walls, extractor fan, radiator and wall-mounted mirror.



| SECOND FLOOR STAIRS AND LANDING

2.45m x 3.67m (8'0" x 12'0")

The second floor landing has one window overlooking the front of the property, carpet flooring and solid doors allow access to all rooms.



| BEDROOM 5

3.44m x 4.88m (11'2" x 16'0")

This large double bedroom has two windows overlooking the rear of the property, neutral décor, freshly painted walls, newly fitted carpet flooring, centre light piece and radiator. There is access into the eaves of the attic from this room and a door leading to the ensuite.



| ENSUITE 3

1.99m x 2.17m (6'5" x 7'1")

The ensuite features a three piece suite including a fully enclosed shower cubicle incorporating a Mira Sport electric shower, Velux window, floor and wall tiling, radiator, wall-mounted mirror and centre light piece.



| OFFICE/BEDROOM 6

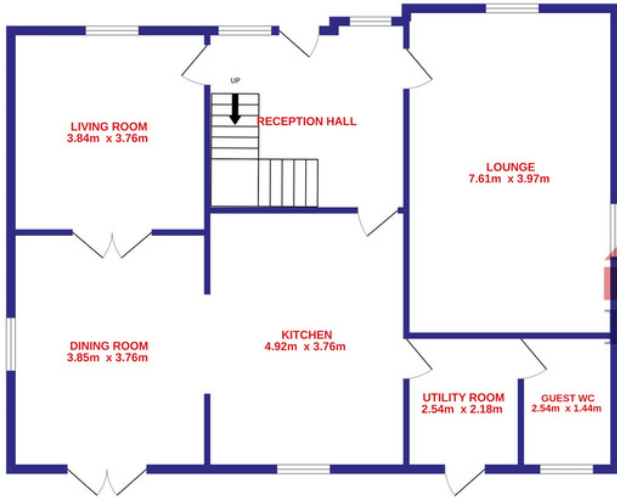
5.36m x 3.7m (17'5" x 12'1")

This large spacious room could serve a multitude of uses either as a home office, study, gym, playroom, sixth bedroom or even an additional living space on the second floor. The room has newly fitted carpet flooring, freshly painted walls, centre light piece, fitted desk area, radiator and power points throughout.

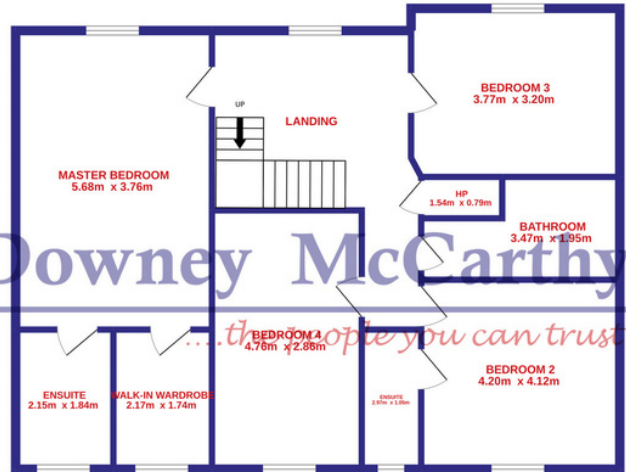


FLOOR PLAN

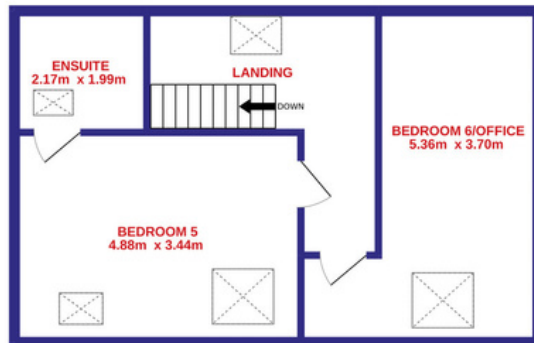
GROUND FLOOR



1ST FLOOR



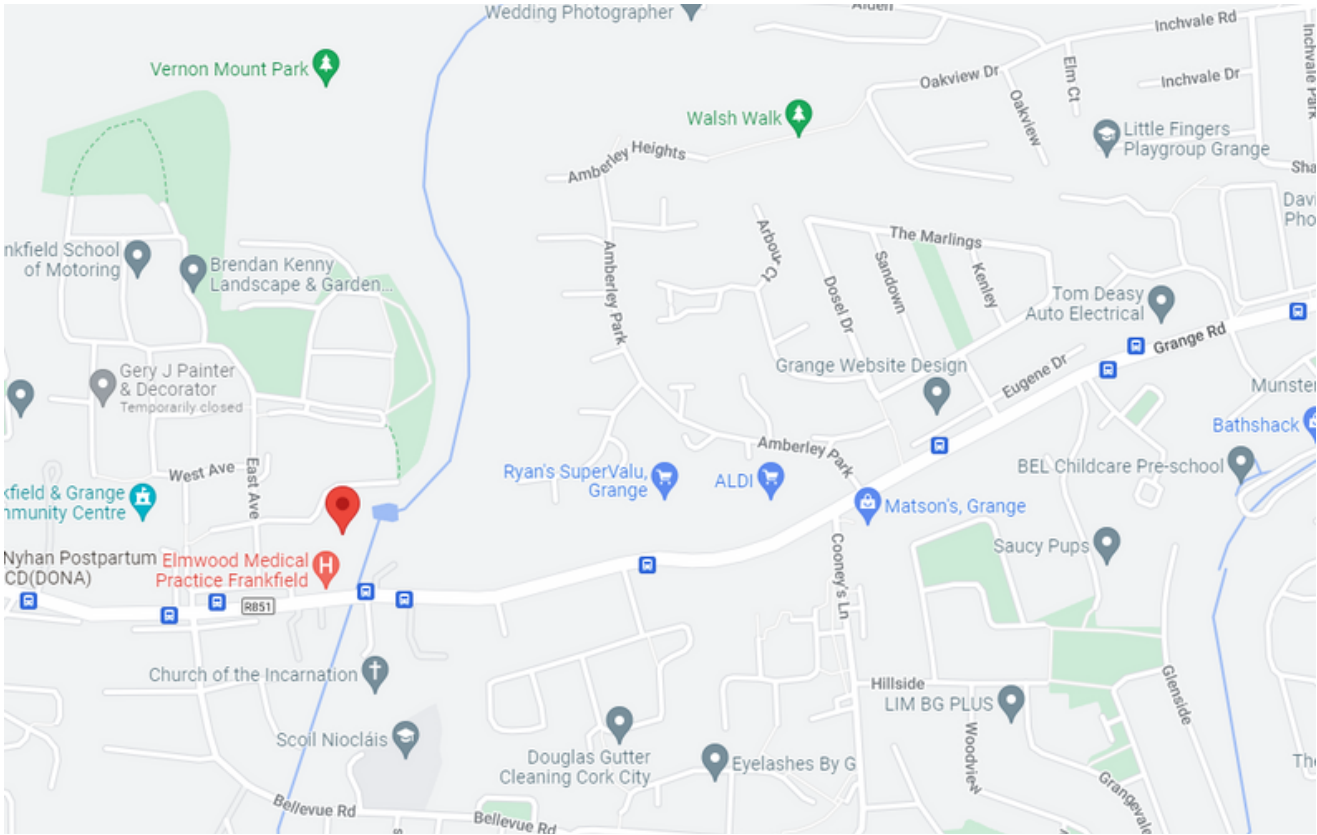
2ND FLOOR



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| DIRECTIONS

Please see Eircode T12 H6KN for directions.



| ALL ENQUIRIES TO:

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