



# Downey McCarthy

*...the people you can trust*

## 10 Curraghconway Court, Frankfield, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this superbly presented and spacious two bedroom end of terrace property situated within the exclusive gated complex of Curraghconway Court in the heart of Frankfield. The property benefits from its excellent location which offers immediate access to the N27 and N40 road networks, whilst also being situated on the main 206 bus route to Cork City centre.



**AMV: €250,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 80.82 Sq. M. / 870 Sq. Ft.
- Built in 2007
- BER C1
- Gas fired central heating
- Double glazed PVC windows
- Excellent location within a secure and gated development
- Ample residents parking
- West facing rear aspect and maintenance free yard area
- Easy access to N27 and N40 road networks with routes to Cork city centre, Wilton, Douglas, Blackrock
- Rental potential €1,400 p/m
- Management fees €1,800
- Ideal first time buy/investment opportunity

## | RECEPTION HALLWAY

3.95m x 1.93m (12'9" x 6'3")

A timber door with glass panelling allows access to the main reception hallway. The hallway has tile flooring, one radiator and recessed spot lighting.



## | KITCHEN/DINING

3.97m x 2.91m (13'0" x 9'5")

The kitchen/dining area is dual aspect with one window to the side of the property and one window to front. The room has tile flooring, recessed spot lighting, one radiator and ample power points throughout. The kitchen features units at eye and floor level with worktop counter and tile splashback and includes an integrated oven, hob, integrated fridge freezer, ample storage and stainless steel sink.



## | LIVING ROOM

4.04m x 4.98m (13'2" x 16'3")

A spacious living room is dual aspect with one window to the side of the property and sliding glass doors to the rear allowing access to the maintenance free yard area. The room has laminate timber flooring, neutral décor, recessed spot lighting, one radiator and ample power points.



## | STAIRS AND LANDING

3.71m x 2.01m (12'1" x 6'5")

The stairs and landing is fitted with carpet flooring throughout. At the top of the landing there is recessed spot lighting, an access hatch to the attic, access to a hot press and solid doors leading to all rooms.

## | BEDROOM 1

2.82m x 4.98m (9'2" x 16'3")

This spacious double bedroom has laminate timber flooring, one radiator, one large window to the rear, built-in wardrobes, six power points and recessed spot lighting.



## | BEDROOM 2

2.54m x 3.87m (8'3" x 12'6")

This spacious double bedroom has laminate timber flooring, one radiator, one large window to the front of the property, power points, two wall-mounted light pieces and recessed spot lighting. There is a small storage room located within this room.



## | BATHROOM

1.63m x 2.83m (5'3" x 9'2")

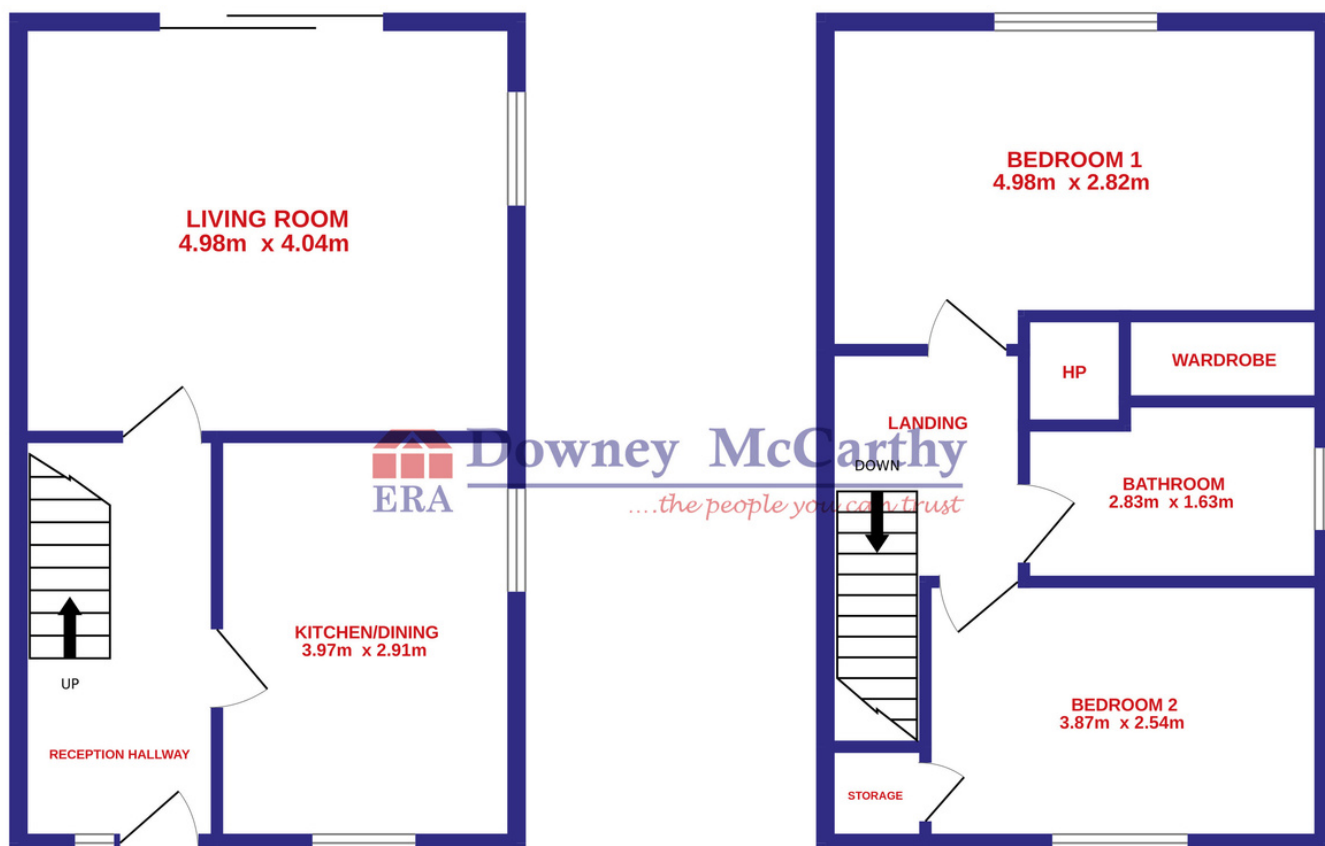
The main family bathroom features a four piece suite including an electric shower fitted over the bath, floor and wall tiling, one centre light piece, one frosted window to the side of the property, one radiator and built-in storage.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR

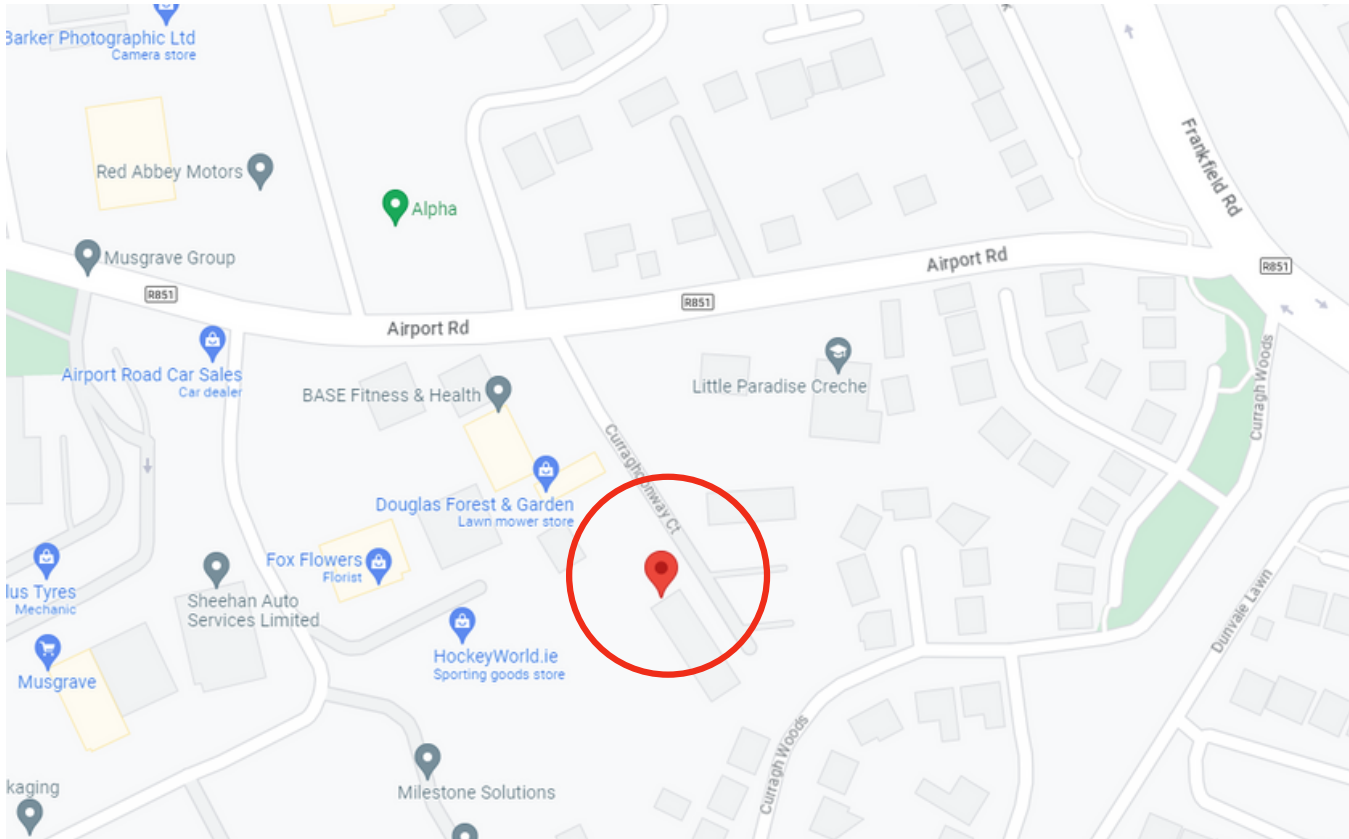


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode T12 W142 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



**ERA** **Downey McCarthy**  
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### Solicitor Details:

Fionnuala Breen Walsh, Breen Walsh Solicitors LLP, 80 South Mall, Cork

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