



# Downey McCarthy

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## 16 Ardfield Avenue, Grange, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, three bedroom semi-detached property in the ever popular residential area of Ardfield Avenue, offering close proximity to Douglas village and all amenities that Grange and Frankfield provide, including schools, shops, bars, supermarkets and more. This property benefits from its positioning on a large corner site offering a sunny south facing aspect. Future development potential subject to FPP appears favourable given the property's location within the estate at the end of a quiet cul-de-sac.



**AMV: €350,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 99.5 Sq. M. / 1,071 Sq. Ft.
- Built in 2002
- BER C2
- Positioned on a large south facing corner site with future development potential subject to FPP
- Gas fired central heating
- Double glazed windows
- Attractive décor throughout
- Three spacious bedrooms
- Fully enclosed rear garden
- Off street parking
- Quiet cul-de-sac location within this popular residential estate

## | RECEPTION HALLWAY

5m x 1.8m (16'4" x 5'9")

A timber door with glass centre and side panelling allows access to the main reception hallway. The hallway has attractive décor, laminate timber flooring, one centre light piece, one radiator, two power points, one thermostat control for the heating and two telephone points.

## | GUEST W.C

The guest w.c features a two piece suite with tile flooring, one window to the side of the property and one centre light piece.

## | LIVING ROOM

4.5m x 3.2m (14'7" x 10'4")

A spacious main living room is filled with natural light owing to two windows to the front of the property, both fitted with roller blinds. The room has high quality laminate timber flooring and an impressive open fireplace. There is one centre light piece, one large radiator, six power points, one television point and one telephone point.





## | DINING ROOM/FAMILY ROOM

3.8m x 5.2m (12'4" x 17'0")

A superb, versatile room could serve a multitude of uses either as a formal dining room and lounge or as a second living area. The room has one window to the side of the property with a curtain rail and Venetian blind, two light pieces, one radiator, six power points, one television point and an open arch allows access to the kitchen.



## | KITCHEN

2.15m x 3.4m (7'0" x 11'1")

The kitchen features units at eye and floor level in an L-shape with extensive worktop counter space and a tiled splashback. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a dishwasher, space for a fridge freezer and one window overlooking the rear of the property. The area is finished with one centre light piece, vinyl floor covering and throughout the kitchen there are nine power points. A door from the room allows access to the utility room.



## | UTILITY ROOM

2.15m x 1.35m (7'0" x 4'4")

The utility room has one window to the rear of the property and a teak door with glass panelling allowing access to the rear garden. There is plumbing for a washing machine, space for a dryer, a built-in worktop counter, one centre light piece, two power points and wall-mounted shelving.

## | STAIRS AND LANDING

3.84m x 2m (12'5" x 6'5")

The stairs and landing are fitted with carpet flooring. At the top of the landing, one window overlooks the side of the property and floods the area with natural light. There is one centre light piece, a hot press area which is shelved for storage and an access hatch to the attic.

## | BEDROOM 1

3.6m x 3.06m (11'8" x 10'0")

A spacious double bedroom has two windows to the front of the property offering superb views over Cork city from this elevated site. The room has built-in units from floor to ceiling, laminate timber flooring, attractive décor, one radiator, one centre light piece, six power points, one television point and one telephone point.



## | ENSUITE

0.9m x 2.3m (2'9" x 7'5")

The ensuite bathroom features a three piece suite with a mains operated shower, one centre light piece, one extractor fan, one radiator, tile flooring and a tiled splashback.

## | BEDROOM 2

3.76m x 3.06m (12'3" x 10'0")

A spacious double bedroom has one window to the rear of the property including a curtain rail, curtains and a roller blind. The room has built-in storage space, laminate timber flooring, attractive décor, one centre light piece, one radiator and six power points.



## | BEDROOM 3

2.7m x 2.4m (8'8" x 7'8")

A large single bedroom has one window to the rear of the property including a curtain rail and curtains. The room has carpet flooring, one centre light piece, one large radiator and four power points.



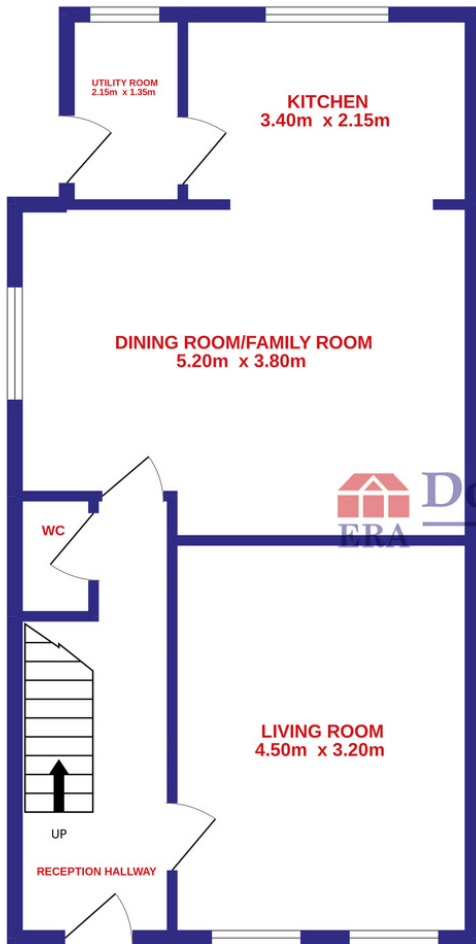
## | BATHROOM

2.5m x 2m (8'2" x 6'5")

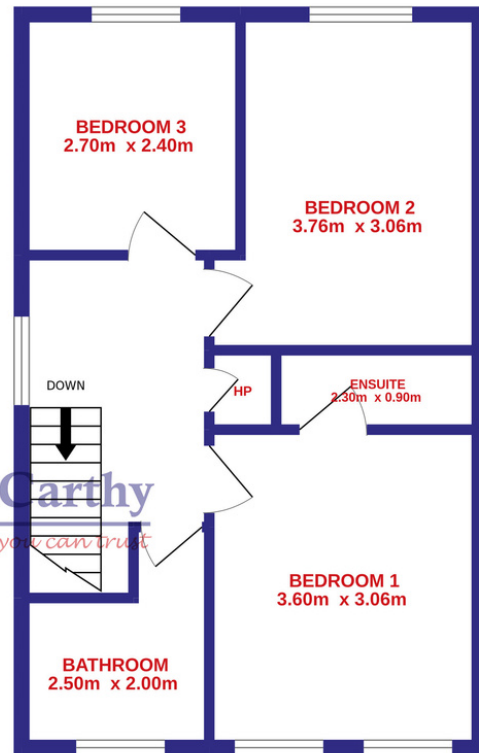
The main bathroom features a three piece suite, one centre light piece, one extractor fan, one radiator, tiled flooring and tiled splashback.

# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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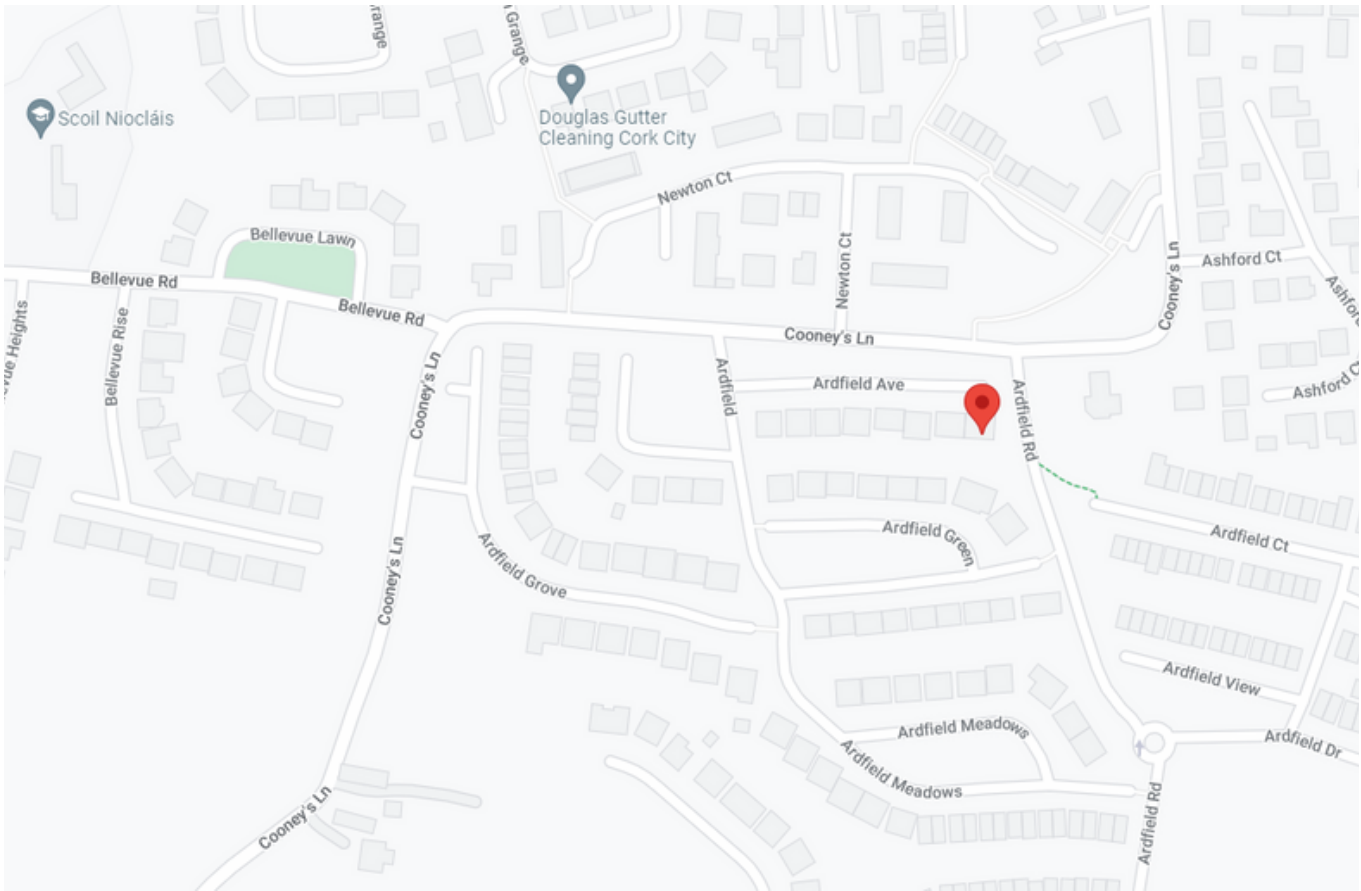
TOTAL FLOOR AREA : 99.5 sq. m. approx.

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 XDW2 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



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