



Downey McCarthy

...the people you can trust

32 Larchfield, Bridgemount, Carrigaline, Cork



ERA Downey McCarthy are delighted to launch to the market this superb three bedroom semi-detached property in the much sought after location of Larchfield in Bridgemount, Carrigaline. The property comes to the market in turnkey condition and is sure to appeal to a host of prospective purchasers given its layout, location and modern finishes throughout. Viewing is highly recommended.



AMV: €290,000

BER C1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 89.36 Sq. M / 962 Sq. Ft
- Built c. 2000
- BER C1
- Fully refurbished in recent years
- Three bedrooms upstairs
- Modern fitted kitchen
- New Ideal Logic gas boiler
- Insulated copper cylinder water tank
- Heating controls with 3 Zone heating system
- Cavity insulation in walls and ceiling insulation
- Stira stairs to attic which is insulated and features a skylight
- Alarm
- New electric service board
- USB sockets
- Attractive décor throughout
- Enclosed rear garden with shed
- Sought after location conveniently located within walking distance to all amenities and services in Carrigaline
- Short drive to Ringaskiddy, Cork Airport, Cork city centre
- On the 220 and 225 bus routes
- Easy access to N28 road network

| RECEPTION HALLWAY

4.77m x 1.74m (15'6" x 5'7")

A solid teak door with centre glass panelling allows access to the main reception hallway. The hallway has neutral décor, one radiator, attractive high quality laminate timber flooring, one window to the front of the property, fuse board, under stairs storage and recessed spot lighting.

| GUEST W.C

1.4m x 0.74m (4'5" x 2'4")

The guest w.c features a two piece suite, floor and wall tiling, centre light piece, extractor fan and towel rail.

| OPEN PLAN KITCHEN/DINING

3.7m x 5.4m (12'1" x 17'7")

The bright and spacious open plan kitchen/dining area has attractive laminate flooring, centre light piece, recessed spot lighting, large radiator, window overlooking the rear garden and double doors allowing access to same. The kitchen features modern fitted units at eye and floor level with extensive worktop counter, fitted oven with Fisher & Paykel 5 ring gas hob and extractor fan, fitted microwave, washing machine, dishwasher and an American style fridge freezer. An open arch allows access into the living room.



| LIVING ROOM

4.94m x 3.52m (16'2" x 11'5")

The spacious living room has one large window to the front of the property, allowing extensive natural light to fill the area. The room has neutral décor, recessed spot lighting, radiator, modern feature fireplace with marble surround and ample power points.



| STAIRS AND LANDING

2.93m x 2.06m (9'6" x 6'7")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is recessed spot lighting, an access hatch to the attic and access to the hot press which is shelved for storage.



| BEDROOM 1

3.95m x 3.27m (12'9" x 10'7")

This spacious double bedroom has a large window to the front of the property, original timber flooring, unique feature exposed rafters, large radiator, built-in storage units and power points. A door allows access to the ensuite bathroom.



| ENSUITE

0.89m x 2.46m (2'9" x 8'0")

The ensuite bathroom features a three piece suite including a built-in shower cubicle which incorporates a power shower with rain head shower head off the mains. There are fully tiled walls and floors, a heated towel rail, extractor fan and centre light piece.



| BEDROOM 2

3.2m x 3.51m (10'4" x 11'5")

This double bedroom has one large window to the rear of the property, original timber flooring, centre light piece, large radiator, built-in storage and shelving, and power points.



| BEDROOM 3

2.94m x 2.07m (9'6" x 6'7")

This bedroom has a window to the front of the property, original timber flooring, neutral décor, centre light piece, radiator and power points.



| BATHROOM

2.2m x 1.9m (7'2" x 6'2")

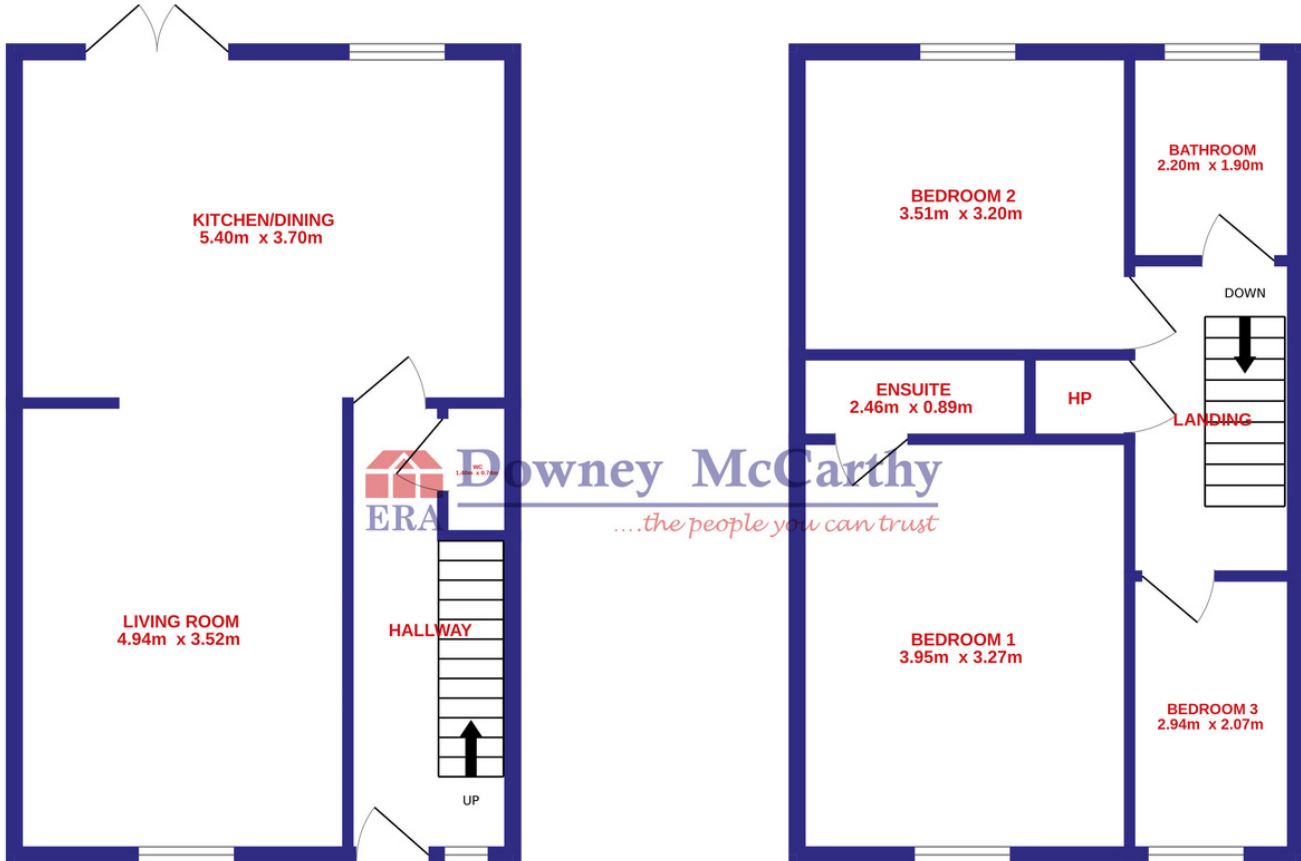
The superbly appointed main bathroom features a four piece suite including a Mira Elite electric shower, fitted over the bath, floor and wall tiling, one frosted window to the rear, a fitted vanity mirror, centre light piece and a heated towel rail.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



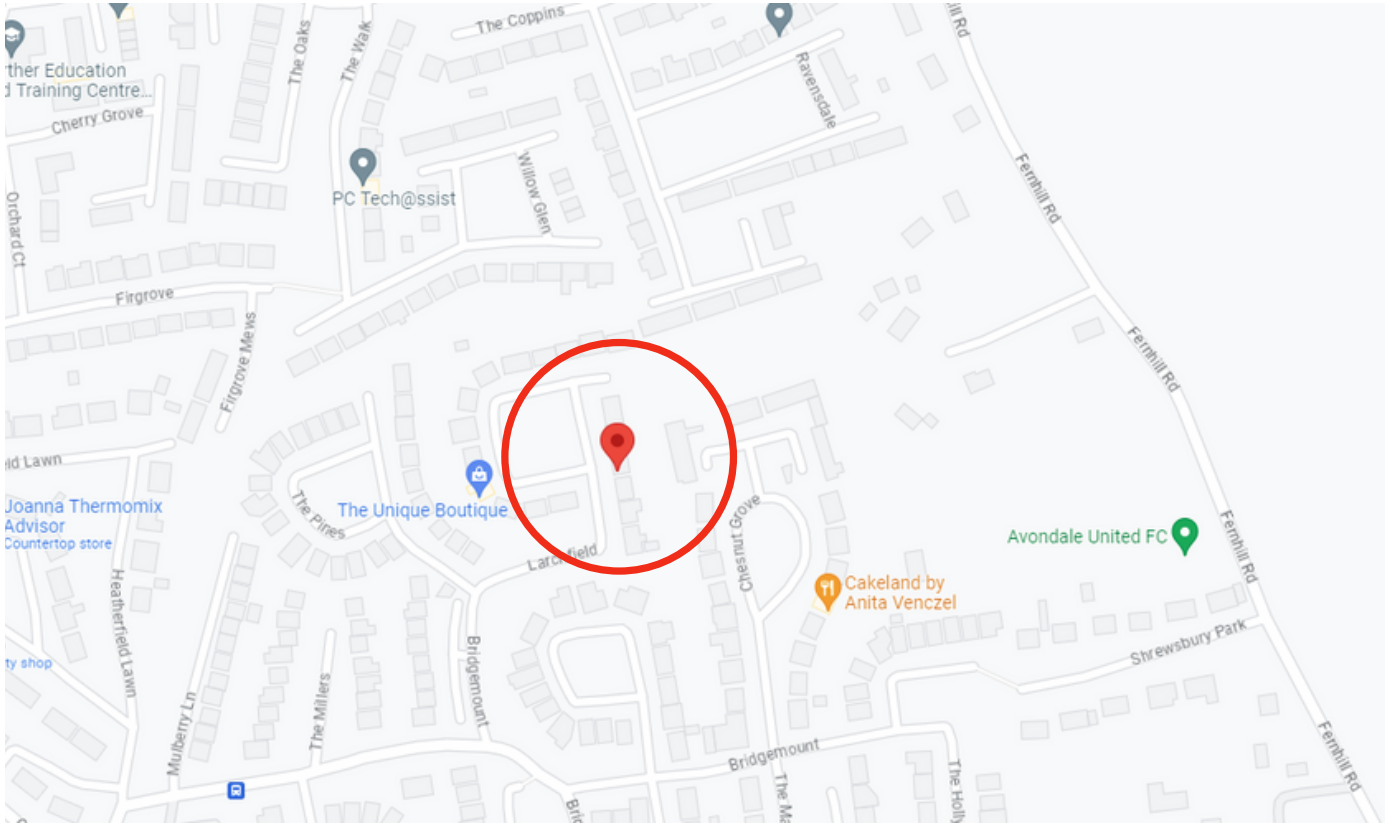
TOTAL FLOOR AREA : 89.0 sq.m. approx.

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.
Made with Metropix ©2023

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| DIRECTIONS

Please see Eircode P43 Y466 for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



 **Downey McCarthy**
...the people you can trust



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



 **Downey McCarthy**
...the people you can trust



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.