



Downey McCarthy

...the people you can trust

64 Curragh Woods, Frankfield, Cork



ERA Downey McCarthy are delighted to present to the market this superb three bedroom semi-detached property located in the popular residential estate of Curragh Woods, Frankfield. Curragh Woods is just a short distance from Douglas village and all amenities as well as being close to local schools, bus services to and from Cork city and allowing easy access to the South Link road network.



AMV: €325,000

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 94.08 Sq. M. / 1,013 Sq. Ft.
- Built in 1998
- BER C1
- Gas fired central heating
- Double glazed PVC windows
- Three spacious bedrooms
- Fantastic rear garden with decking area
- Superb location
- Short distance from Douglas Village and its amenities
- Easy access to the South Link Road network
- Off street parking

| RECEPTION HALLWAY

5.35m x 1.81m (17'5" x 5'9")

A PVC door with frosted stain glass panelling allows access to the bright and welcoming reception hallway. The hallway has walnut laminate flooring, one centre light piece, neutral décor, one radiator and one power point. A door allows access to the guest w.c.

| GUEST W.C

2.27m x 1.82m (7'4" x 5'9")

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

| LIVING ROOM

4.76m x 3.46m (15'6" x 11'3")

French double doors allow access to the living room which has one large window to the front of the property allowing extensive natural light to flood the room. The room has laminate timber flooring, one centre light piece, a feature fireplace with marble surround, ample power points, one radiator and neutral décor.



| OPEN PLAN KITCHEN/DINING

4.41m x 5.39m (14'4" x 17'6")

The open plan kitchen/dining area has one large window to the rear of the property, one PVC door to the rear and a sliding door allowing access to same. This bright room three light pieces, ample power points, one radiator, a breakfast table, tiled flooring in the kitchen and laminate timber flooring in the dining area. The kitchen has modern fitted units at eye and floor level with extensive worktop counter and tiled splashback, space for a washing machine, space for a dishwasher, space for a fridge freezer and space for an oven.



| STAIRS AND LANDING

The stairs and landing has carpet flooring throughout. At the top of the landing there is one centre light piece, one window to the side of the property and solid doors leading to all rooms.



| BEDROOM 1

3.74m x 3.27m (12'2" x 10'7")

A spacious double bedroom has one large window to the rear of the property, carpet flooring, one centre light piece, impressive fitted units for storage, attractive neutral décor, one radiator and a door allowing access to an ensuite.



| ENSUITE

0.79m x 2.41m (2'5" x 7'9")

The ensuite features a three piece suite, one centre light piece, wall tiling and tiled flooring.



| BEDROOM 2

3.78m x 2.67m (12'4" x 8'7")

This double bedroom has one large window to the front of the property, carpet flooring, one centre light piece, one radiator and power points.



| BEDROOM 3

2.72m x 2.42m (8'9" x 7'9")

This bedroom has one window to the front of the property, timber flooring, one centre light piece, one radiator and one power point.



| BATHROOM

2.42m x 2.04m (7'9" x 6'6")

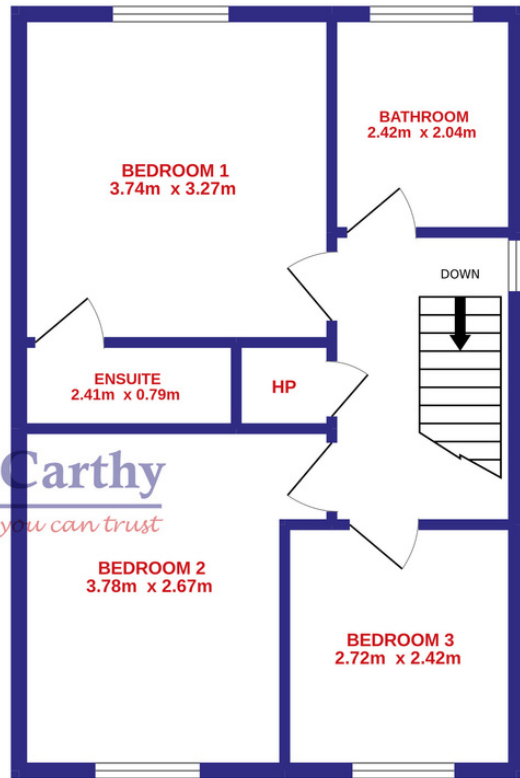
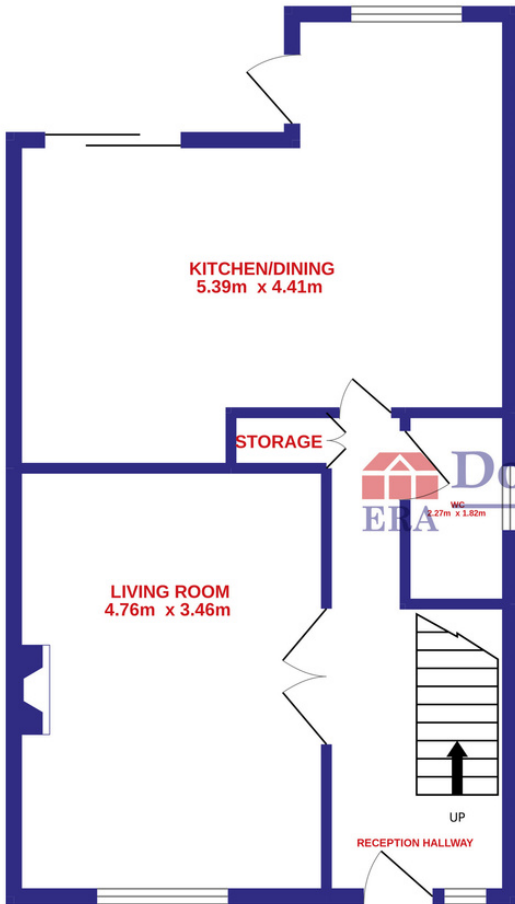
The main family bathroom features a four piece suite including a shower fitted over the bath, timber flooring, wall tiling, one frosted window to the rear of the property, one centre light piece and one radiator.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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TOTAL FLOOR AREA : 94.1 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 FXA6 for directions.



| ALL ENQUIRIES TO:

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Solicitor Details:

Tracie Nolan, Anne L. Horgan & Co. Solicitors, 3 Convent Road, Blackrock, Cork

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