

12 Ardfield Meadows, Grange, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautifully presented three bedroom semi-detached property positioned on a large corner site. Further development to the property SPP would appear favourable. The property is located in the popular residential estate of Ardfield Meadows, Frankfield, offering close proximity to Douglas village and all amenities that Grange and Frankfield provide, including schools, shops, bars, supermarkets and more.



AMV: €350,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Large corner site which allows further development potential subject to FPP
- Approx. 97 Sq. M. / 1,045 Sq. Ft.
- Built Approx. 2003
- BER C3
- Gas fired central heating
- Three spacious bedrooms
- Superb condition throughout
- Modern fitted kitchen
- Off street parking
- Quiet cul-de-sac location within this popular residential estate
- 15 minute walk to Douglas Village and all amenities
- Positioned on the No 206 bus route to Cork city centre

| RECEPTION HALLWAY

5.18m x 1.96m (16'9" x 6'4")

A solid teak door with centre and side glass panelling allows access to the main reception hallway. The hallway features neutral décor, a fuse board, alarm system, high quality timber flooring, one radiator and one centre light piece. A door allows access to the guest w.c.

| GUEST W.C

1.89m x 0.77m (6'2" x 2'5")

The guest w.c features a two piece suite, one frosted window to the side, tile flooring, attractive neutral décor, one centre light piece and one wall-mounted light piece.

| LIVING ROOM

4.94m x 3m (16'2" x 9'8")

The main living room has two windows to the front of the property, allowing extensive natural light to fill the area. The living room features luxurious carpet flooring, one centre light piece, a fantastic feature fireplace, attractive neutral décor, one radiator and ample power points.



| OPEN PLAN KITCHEN/DINING/LIVING

6.29m x 5.28m (20'6" x 17'3")

The superb kitchen/dining area is open plan and dual aspect, with one window to the side of the property and one window overlooking the rear garden.

The spacious dining/living area features high quality timber flooring, two light pieces, one large radiator, attractive neutral décor and extensive dining space. An open arch allows access to the kitchen.

The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes tile flooring, one centre light piece, a stainless steel sink, integrated oven/hob/extractor fan, integrated microwave and an integrated fridge freezer.



| UTILITY ROOM

2.23m x 1.44m (7'3" x 4'7")

The utility room features tile flooring, one window overlooking the rear of the property, a built-in worktop counter space and plumbing for a washing machine and dryer. A door with glass panelling allowing access to the side of the property.

| STAIRS AND LANDING

3.89m x 1.98m (12'7" x 6'4")

The stairs to the first floor features carpet flooring. The landing area features high quality timber flooring, one window to the side of the property, one centre light piece, neutral décor, an access hatch to the attic and access to a hot press which is shelved for storage.



| BEDROOM 1

3.59m x 3m (11'7" x 9'8")

This spacious double bedroom features two windows to the front of the property. The room has carpet flooring, one centre light piece, four power points, attractive neutral décor, built-in wardrobes, one radiator and a door allowing access to the ensuite bathroom.



| ENSUITE

0.9m x 2.23m (2'9" x 7'3")

The ensuite bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains. The room has floor and wall tiling, one centre light piece and one wall-mounted light piece.

| **BEDROOM 2**

3.77m x 2.97m (12'3" x 9'7")

This double bedroom features one window to the rear of the property, carpet flooring, one centre light piece, power points, attractive neutral décor, built-in wardrobes and one radiator.



| **BEDROOM 3**

2.67m x 2.32m (8'7" x 7'6")

This bedroom features one window to the rear of the property, timber flooring, one centre light piece, power points, attractive neutral décor and one radiator.



| **BATHROOM**

2.59m x 1.99m (8'4" x 6'5")

The main family bathroom features a three piece suite, a frosted window to the front of the property, floor and wall tiling, attractive neutral décor, one centre light piece and one radiator.



| GARDEN AND EXTERIOR



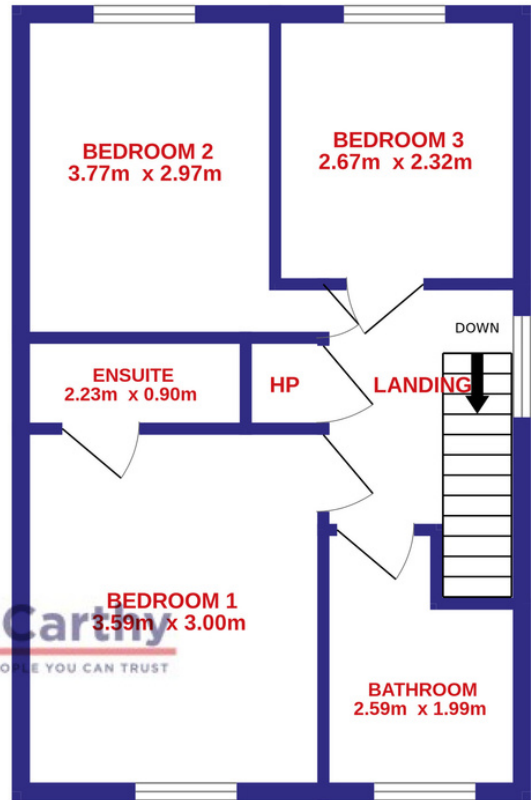
The front of the property has a concrete driveway accommodating off street parking for two vehicles.

The property is positioned on a large corner site which offers a spacious and fully enclosed rear garden. There is a shed located here for storage.

FLOOR PLAN

GROUND FLOOR

1ST FLOOR

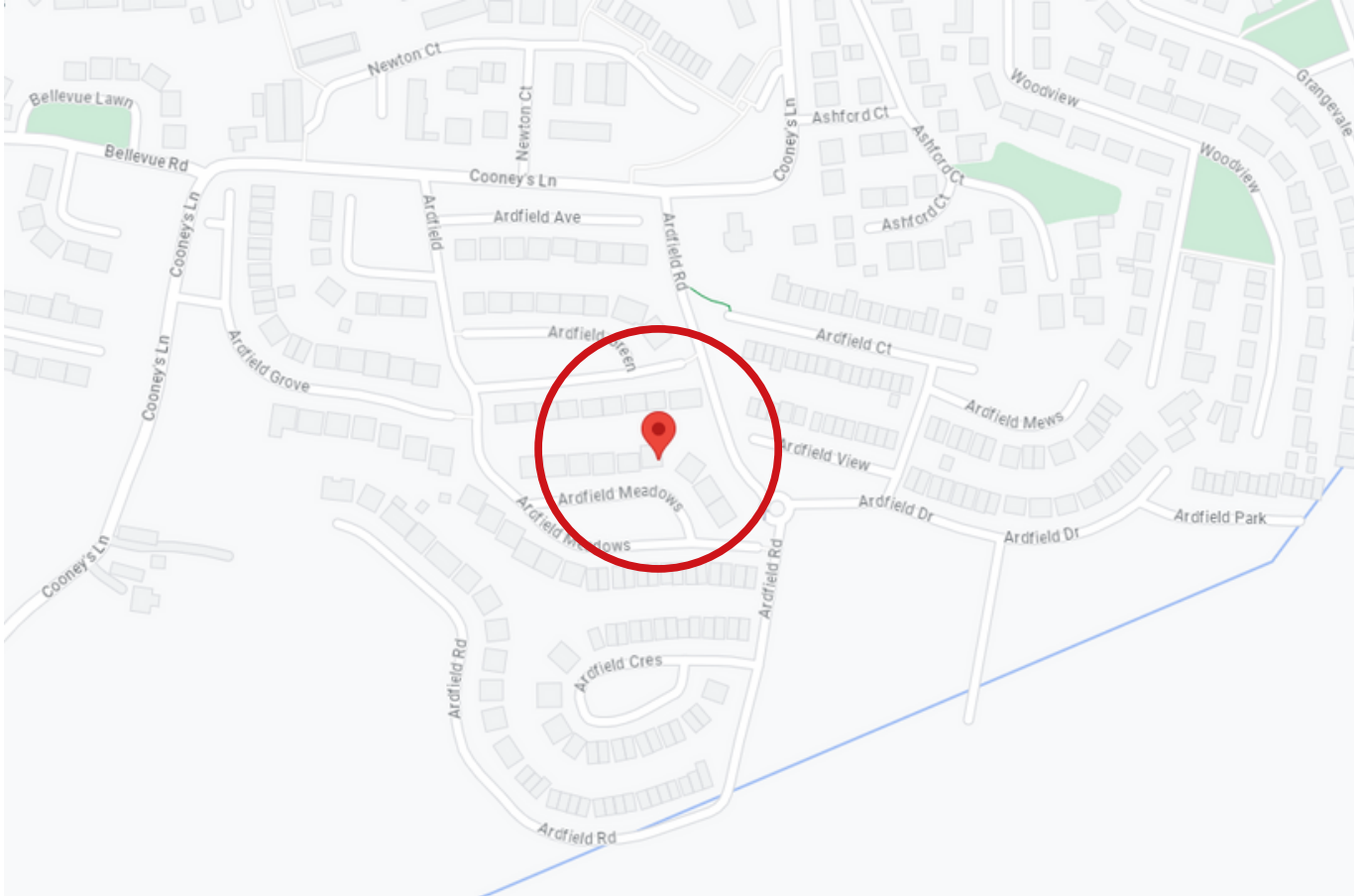


TOTAL FLOOR AREA : 97.2 sq.m. approx.

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 XE55 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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