

14 Bellevue Heights, Frankfield, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and extended three bedroom semi-detached property, located in the much sought after location of Bellevue Heights, Frankfield. The property benefits from a spacious open plan kitchen/dining area, a west facing rear garden, and its close proximity to Douglas Village as well as being within easy access of both the N40 and N27 road networks. Viewing is highly recommended to fully appreciate this fine family home.

Accommodation consists of reception hallway, guest w.c, living room, and superb open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €425,000

BER B

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PSRA No. 002584

| FEATURES

- Approx. 121.18 Sq. M / 1,304 Sq. Ft.
- Built in 1995
- BER B - BER No. 119892115
- Natural gas central heating
- Gas boiler is only 3/4 years old
- Three spacious bedrooms on first floor
- Extended kitchen/dining room to the rear
- West facing rear garden
- Quiet cul-de-sac location
- 5 minutes' drive to Douglas Village
- Close to all amenities including shops, schools, bars, restaurants
- Easy access to the N40 and N27 road networks

| RECEPTION HALLWAY

4.88m x 2m (16'0" x 6'5")

A solid teak door with frosted glass panelling allows access into the reception hallway. The reception hallway has high quality wooden flooring, one centre light fitting, one radiator, access to under stair storage and a door allows access into the guest w.c.



| GUEST W.C

1.65m x 0.75m (5'4" x 2'4")

The guest w.c has a continuation of the solid timber flooring, a two piece suite, one central light fitting, an extractor fan and neutral décor.



| LIVING ROOM

4.79m x 3.47m (15'7" x 11'3")

The living room has a feature bay window overlooking the front of the property, allowing in extensive natural light. The room has a feature fireplace with open insert, plenty of space for a suite of furniture, one centre light fitting, one radiator and a continuation of the high quality solid wood flooring.



| EXTENDED OPEN PLAN KITCHEN/DINING/LIVING ROOM

8.91m x 5.57m (29'2" x 18'2")

This is a superb and spacious dual aspect open plan room with ample living and dining space. The extension has two Velux windows allowing in extensive natural light, plus one window overlooking the side, one window to the rear, and double glass doors allowing access to the rear garden. Overall there are six light fittings, and a mix of timber and tile flooring,



The kitchen has solid fitted units at eye and floor level with an extensive workshop counter and tile splash pack. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel sink, integrated fridge freezer, integrated dishwasher, washing machine, and a dryer. The gas boiler is also housed in this area.



| STAIRS AND LANDING

3.07m x 2.44m (10'0" x 8'0")

The stairs and landing are fitted with attractive neutral carpet flooring throughout. The landing has a staircase allowing access up to the attic and access to the hot press, which is a shelved for storage.



| BEDROOM 1

4.34m x 3.07m (14'2" x 10'0")

A spacious main bedroom has a feature bay window overlooking the front of the property, allowing in extensive natural light. The room has a centre light fitting, a radiator, wooden flooring, and a door allows access into the en suite bathroom.



| EN SUITE BATHROOM

0.95m x 2.39m (3'1" x 7'8")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Mira sport electric shower. The room has one window overlooking the side of the property, floor and wall tiling, and one radiator.



| BEDROOM 2

3.03m x 3.05m (9'9" x 10'0")

Another spacious double bedroom has attractive neutral décor, one window overlooking the rear garden, centre light fitting, radiator, plenty of space for wardrobes, and timber flooring.



| BEDROOM 3

2.82m x 2.45m (9'2" x 8'0")

This single bedroom has one window overlooking the front of the property, a built-in wardrobe unit for storage, one centre light fitting, radiator and wooden flooring.



| MAIN BATHROOM

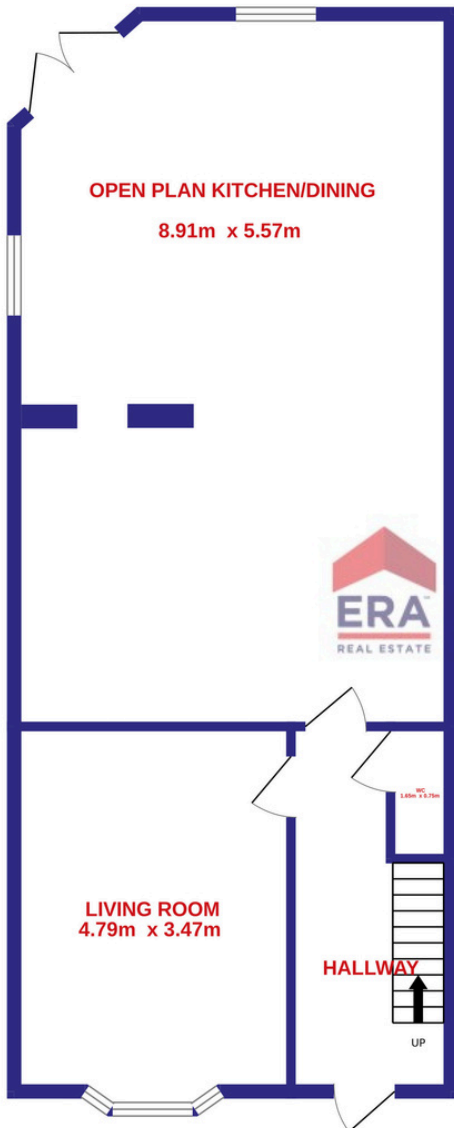
1.92m x 2.45m (6'2" x 8'0")

The main bathroom features a four piece suite, floor and wall tiling, recessed spot lighting, one frosted window overlooking the rear garden, and a heated towel rail.

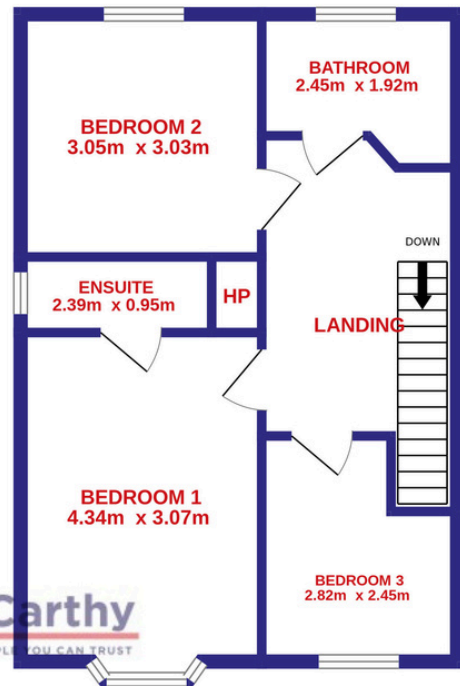


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR



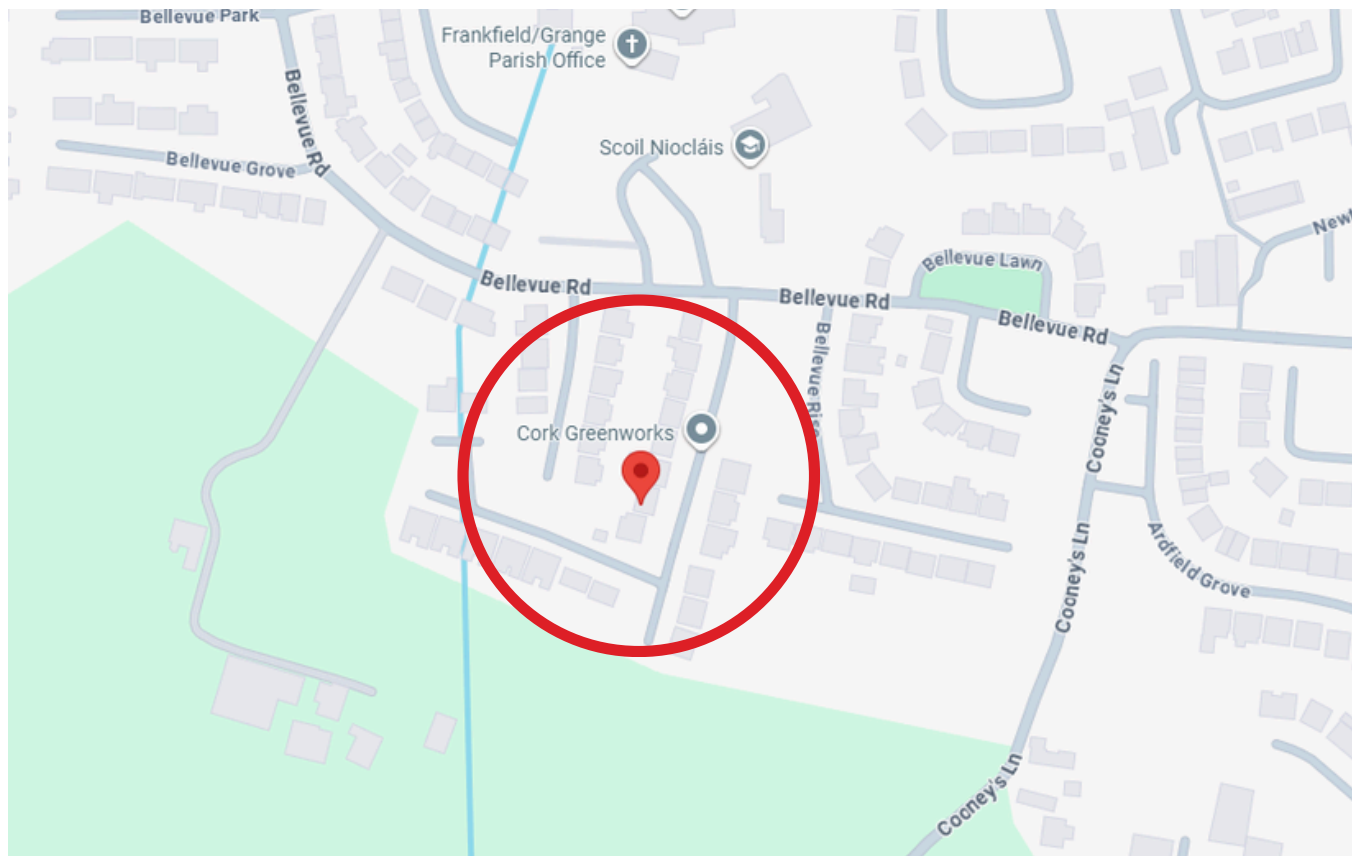
The front of the property has a concrete driveway that can accommodate off street parking for one vehicle. The area is fully enclosed with block built walls, and there is a flower bed and a small garden area which is very neatly maintained.

A footpath to the side allows access to bin storage, and the rear garden.

The rear of the property is fully enclosed with block built walls. The area has flower beds, mature shrubs and plants, and a Barna shed for storage.

| DIRECTIONS

Please see Eircode T12 V8EF for directions.



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