



BER C2

127 Curragh Woods  
Frankfield, Cork

Lisney | Sotheby's  
INTERNATIONAL REALTY

## 127 Curragh Woods, Frankfield, Cork

Lisney Sotheby's International Realty are delighted to present 127 Curragh Woods to the market as an impressive two storey three-bedroom semi-detached residence extending to approx. 90.6 sqm (975 sqft). Set off Grange Road, in the well sought after residential neighbourhood of Curragh Woods, this beautiful modern home constructed in 2000's, benefits from spacious living and bedroom accommodation throughout. The current owners have undergone significant refurbishments throughout to include a full kitchen refit completed in 2021 to include a Quartz worktop with Quartz upstands, electric range cooker, American style fridge freezer and integrated dishwasher included. There is an integrated pull-out pantry and corner for storage. The kitchen floor and hallway tiles were fitted in 2021. Both bathrooms were upgraded in 2019 with LED mirrors and tastefully fully tiled in neutral tones. Wooden floors upstairs were fitted in 2025 and 2023 for the living room.

The accommodation in brief extends to a welcoming entrance hallway, living room, open plan kitchen/dining area and storage press all on ground floor level. The first floor comprises three bedrooms with the master offering an en-suite and finished with a family bathroom. The windows are double-glazed, and the residence is heated by means of gas central heating. We feel this home will prove attractive to many first-time buyers who are living in the surrounding area and want to avail of the excellent amenities, schools and transport links.

The rear garden is private and enclosed with lawned gardens and side access to the front. There is a detached garden shed which offers plenty of storage and a covered outdoor area suitable for washing machine and dryer. The front of the property benefits from a direct south facing aspect and has a driveway offering off street parking. This home is superbly located within easy access to the N27 and N40 South Link Road and is within close proximity of Douglas Court and Douglas Village shopping centre with amenities to include shopping, restaurants and excellent schools nearby. There are regular bus services off Grange Road which connects you in and out of Cork city centre. Cork International Airport and Business Park are approximately a 9-minute drive from this property.

Viewing is highly recommended to fully appreciate all this home has to offer in an unbeatable location.

### Features

- Excellent location within close proximity of Cork City centre
- Double glazed PVC windows
- Two modern bathrooms upgraded in 2019
- Lawned enclosed rear garden with shed
- Gas central heating
- Refurbished kitchen with Quartz countertop
- Premium Rhino triple glazed front door fitted in 2022



## Accommodation

**Entrance Hall:** Spacious and bright and decorated in soft neutral tones, this entrance hall offers plenty of natural light and finished with tiled flooring.

**Living Room:** This living area is contemporary with open fireplace and finished with new wooden floors fitted in 2023.

**Kitchen/Dining:** This spacious kitchen/dining area is a wonderful open plan space and is perfect for entertaining family and friends. The kitchen was refurbished to a high standard in 2021 to include a quartz countertop area with floor and eye level units and cupboards for storage. The dining room has double doors leading into the rear garden and is finished with tiled flooring.

**Landing:** Spacious and bright finished with wooden flooring.

**Master Bedroom:** The master bedroom overlooking the rear garden has built in wardrobes and finished with wooden flooring.

**En-suite:** This en-suite bathroom which is directly off the master bedroom offers a three-piece suite to include a fitted corner shower unit, WC and wash-hand basin finished with tiled flooring.

**Bedroom 2:** A fine double bedroom overlooking the front of property, this room has a fine sized wardrobe and is finished with wooden flooring.

**Bedroom 3:** This bedroom offers a cosy space with built in storage and wooden flooring.

**Family Bathroom:** The main family bathroom was upgraded in 2019, offering a three-piece suite with bath and electric shower unit overhead, WC and wash-hand basin, finished with tiled flooring. There is a LED mirror.

**Outside:** The property has an enclosed rear lawned garden with direct side access and a detached garden shed for extra storage space. The front benefits from a direct south facing aspect with

one parking space in the driveway. The property is located within a cul-de sac setting overlooking a large communal green space and is within easy access of the N27 and N40 South ring network.

## Price

€425,000

## BER Information

BER: C2. BER No: 111854485

EPI: 188.37 kWh/m<sup>2</sup>/yr.

## Eircode

T12VY3C



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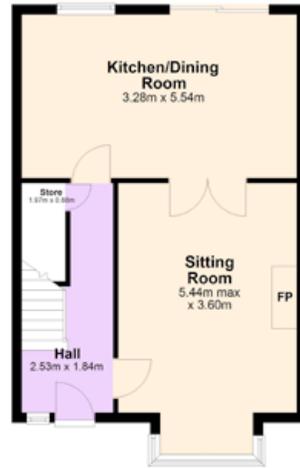
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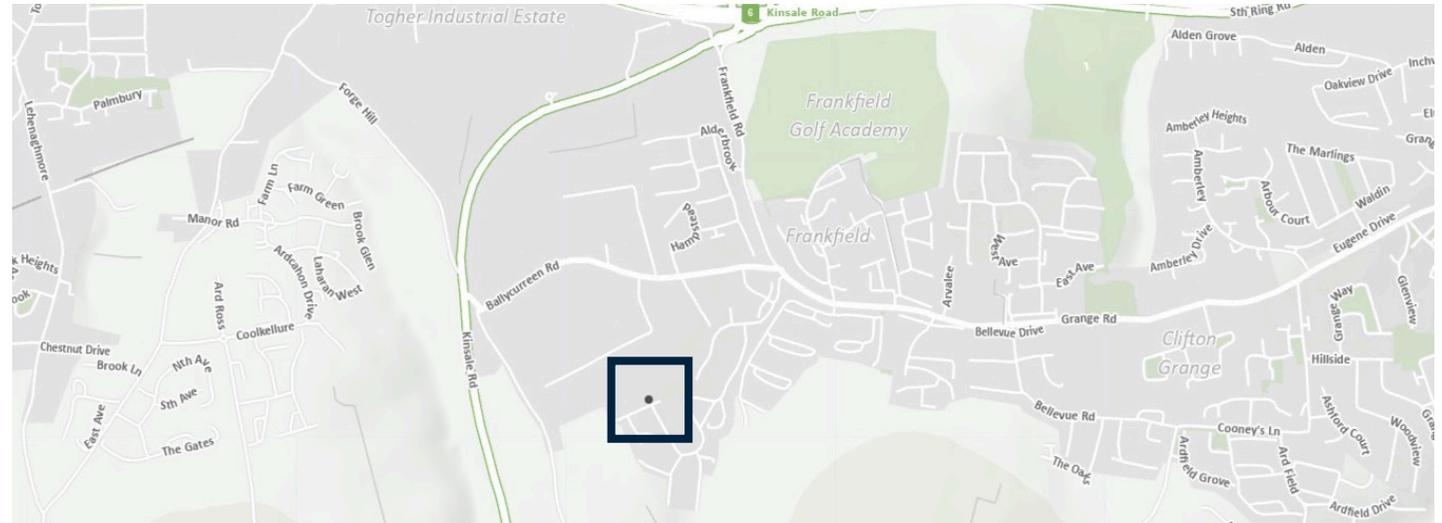
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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