

## 82 Curragh Woods Frankfield, Douglas, Cork. **BER C3**



ERA Downey McCarthy are very pleased to present this elegant and spacious four bedroom semi detached family home situated in the very popular Curragh Woods development in Frankfield. The house is immediately accessible to the Airport, South Ring Road and Douglas Village is only a short distance away.



€320,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.65m x 2.31m

From an open porch, a teak and glass panel front door leads into the hallway. A spacious hallway with solid doors leading into all rooms. Features include one centre light fitting, a ceiling rose and cornicing around the ceiling. The hallway has a laminate timber floor, one power point, one telephone point, one radiator and glass panel doors lead into the living room.

- Living Room 5.13m x 3.65m

The room has a feature bay window to the front with fitted blinds. A marble fireplace is fitted with mahogany surround and a gas fire insert. Features include a centre light fitting, one radiator and a laminate wooden floor.



- Dining Room 4.01m x 3.19m

This room also has a marble fireplace with a open fire and sliding patio doors are allow access to the rear patio and out to the garden. Features of the room include one centre light fitting, one radiator and a laminate wooden floor.

- Kitchen 5.49m x 2.78m

A fitted kitchen with one large window overlooking the back. Features include a stainless steel sink, space for an electric cooker, space for a dishwasher and a fridge freezer. The room has a vinyl floor, fluorescent light tube and a glass panel door leads back to the utility room.



- Utility Room

The utility room is neatly positioned under the stairway. This area has room for a washing machine and a drier. A door leads out to the side and the rear of the property.

- Guest W.C

The downstairs loo has one wash hand basin, one w.c, a light fitting and a window looking out over the side with a fitted blind.

- Stairs and landing 3.23m x 3.77m

A window at the top of the stairs allows in natural daylight, an access hatch allows access to the attic and the hot press comes with fitted shelving and a dual immersion. Solid doors lead to all rooms.

- Bedroom 1 5.29m x 4.13m

The master bedroom comes with an en suite bathroom and a feature bay window overlooking the front of the property. The room has extensive fitted wardrobes, one centre light fitting, laminate wooden floor, one centre light fitting and a radiator.



- En Suite

The en suite bathroom has one w.c, one wash hand basin, a fitted Mira Sport electric shower in a fully tiled shower cubicle, extractor fan, globe light fitting and a vinyl floor.

- Bedroom 2 3.85m x 2.92m

This is a fine bedroom with a large fitted wardrobe and one window overlooks the back of the property. Features include one radiator, one centre light fitting and a solid wooden floor.





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| • Bedroom 3     | 3.63m x 3.06m | A double bedroom with one window overlooking the back of the property. The room has one centre light fitting, carpet flooring and a radiator.   |
| • Bedroom 4     | 2.62m x 2.23m | A large single bedroom with one window to the front of the property. Features include a fitted blind, curtain and curtain pole. The room also has carpet flooring, one radiator and a centre light fitting. Ideal office space or fourth bedroom. |
| • Main Bathroom | 2.19m x 1.83m | The bathroom has a fitted bath with fully tiled walls around the bath. Features include one window, one W.C, one wash hand basin, globe light fitting and vinyl flooring.   |

## Features

- 1,292 Sq. Ft. approx.
- Natural Gas Central Heating
- Mature Gardens to the front and rear
- Quiet and popular residential area
- Solid Block Built house by O'Flynn Construction in 1997/1998
- West facing private garden at the rear
- Feature Bay windows to the front of the house
- Two Fireplaces Fitted
- Utility Room
- Downstairs Loo
- 4 Bedrooms, 3 double and one single, all upstairs
- Master Bedroom En suite
- Fitted wardrobes in two of the bedrooms



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