



# Downey McCarthy

*...the people you can trust*

## 31 Dunvale Lawn, Frankfield, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this superbly presented, three bedroom semi-detached property situated in a fantastic residential location in Dunvale Lawn, Frankfield, Cork. Dunvale Lawn is just a short distance from Douglas village and its 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**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 94.52 Sq. M. / 1,017 Sq. Ft.
- Built in 2002
- BER C3
- Three spacious bedrooms
- Situated within a quiet cul-de-sac
- Spacious south-west facing rear garden
- Superb location close to Douglas village
- Off street parking
- Easy access to N27 road network
- On the 206 bus route

## | RECEPTION HALLWAY

4.84m x 1.86m (15'8" x 6'1")

The welcoming reception hallway has carpet flooring, one centre light piece, power points and one wall-mounted radiator.



## | LIVING ROOM

4.54m x 3.23m (14'8" x 10'5")

The spacious living room has a feature bay window to the front of the property which allows extensive natural light to flood the room. There is one centre light piece, carpet flooring, one wall-mounted radiator, ample power points and a beautiful marble surround fireplace.



## | OPEN PLAN KITCHEN/DINING

### **Kitchen 2.03 x 3.1 (6'6" x 10'1")**

The kitchen area has one centre light piece, one window overlooking the rear garden, one wall-mounted gas fired burner, modern fitted units at eye and floor level, integrated gas/hob/electric oven, plumbing for a dishwasher, plumbing for a washing machine, space for a fridge freezer, ample power points and linoleum flooring.



### **Dining Room 3.56 x 5.23 (11'6" x 17'1")**

The dining area has two light pieces, one window to the side of the property, linoleum flooring, one wall-mounted radiator and access to under stair storage.



## | REAR LOBBY

0.99m x 0.92m (3'2" x 3'0")

This lobby area has linoleum flooring, one centre light piece, a door to the side of the property and allows access to a guest w.c.

## | GUEST W.C

0.96m x 0.92m (3'1" x 3'0")

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

## | STAIRS AND LANDING

3.59m x 2.02m (11'7" x 6'6")

The stairs and landing has carpet flooring, an access hatch to the attic, power points and one centre light piece. The hot press is accessed off the landing and is shelved for storage.

## | BEDROOM 1

4.36m x 2.91m (14'3" x 9'5")

This spacious double bedroom has one feature bay window overlooking the front of the property, carpet flooring, one centre light piece, one radiator, ample power points, wall-mounted units and double built-in wardrobes. A door allows access to the ensuite.



## | ENSUITE

0.89m x 2.2m (2'9" x 7'2")

The ensuite features a three piece suite including a shower enclosure, one centre light piece, one window to the side of the property, one radiator, tiled walls, one wall-mounted fitted mirror and linoleum flooring.



## | BEDROOM 2

2.77m x 2.84m (9'0" x 9'3")

This double bedroom has one window overlooking the rear of the property, carpet flooring, one centre light piece, one radiator, ample power points and built-in wardrobes around a fitted headboard.



### | BEDROOM 3

2.73m x 2.22m (8'9" x 7'2")

This bedroom has one window to the front of the property, carpet flooring, one centre light piece, one radiator, ample power points and a built-in wardrobe.



### | BATHROOM

1.73m x 2.29m (5'6" x 7'5")

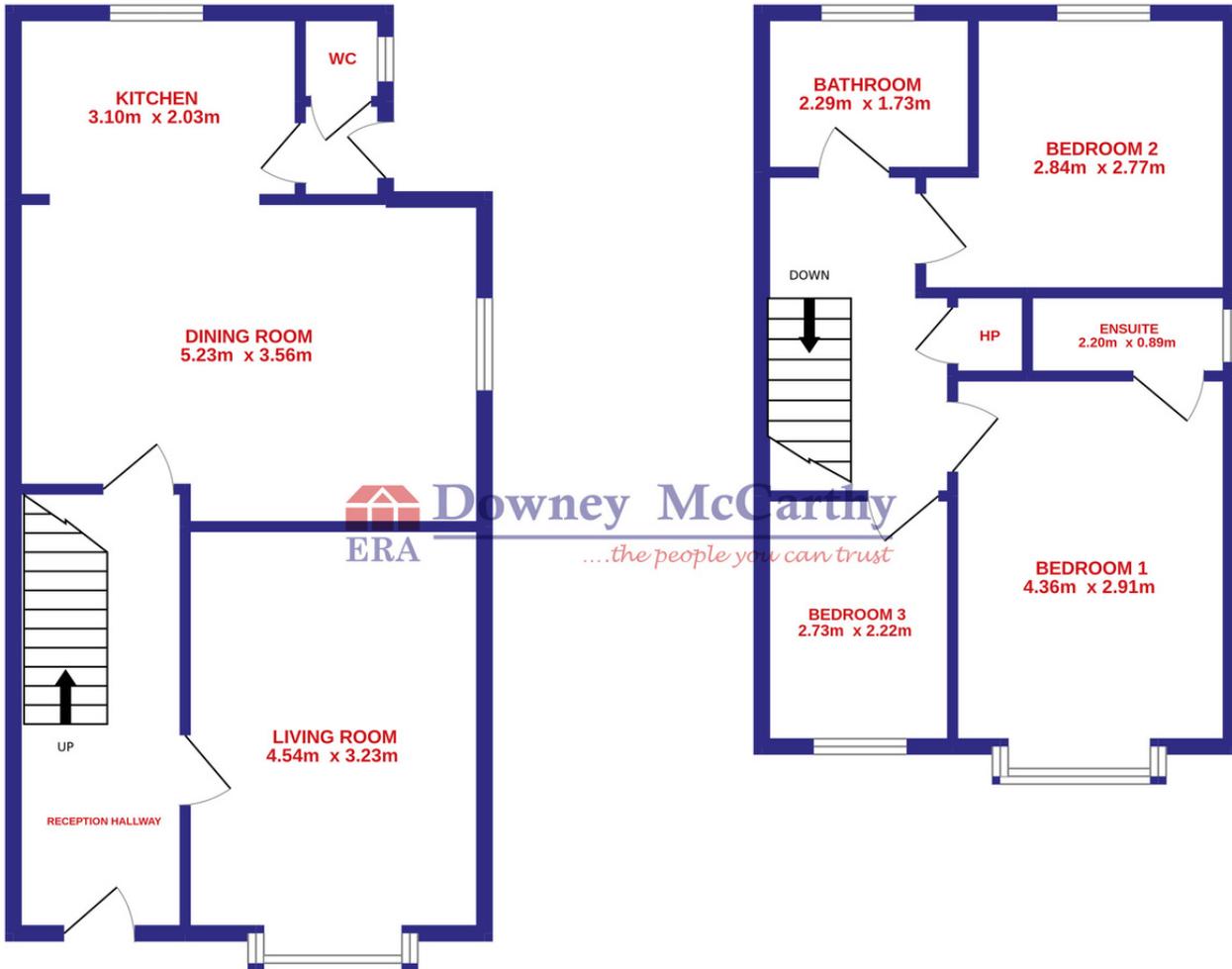
The main family bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath, one centre light piece, one window to the rear of the property, one radiator, one wall-mounted fitter mirror, vinyl wall covering in the shower area and vinyl flooring.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



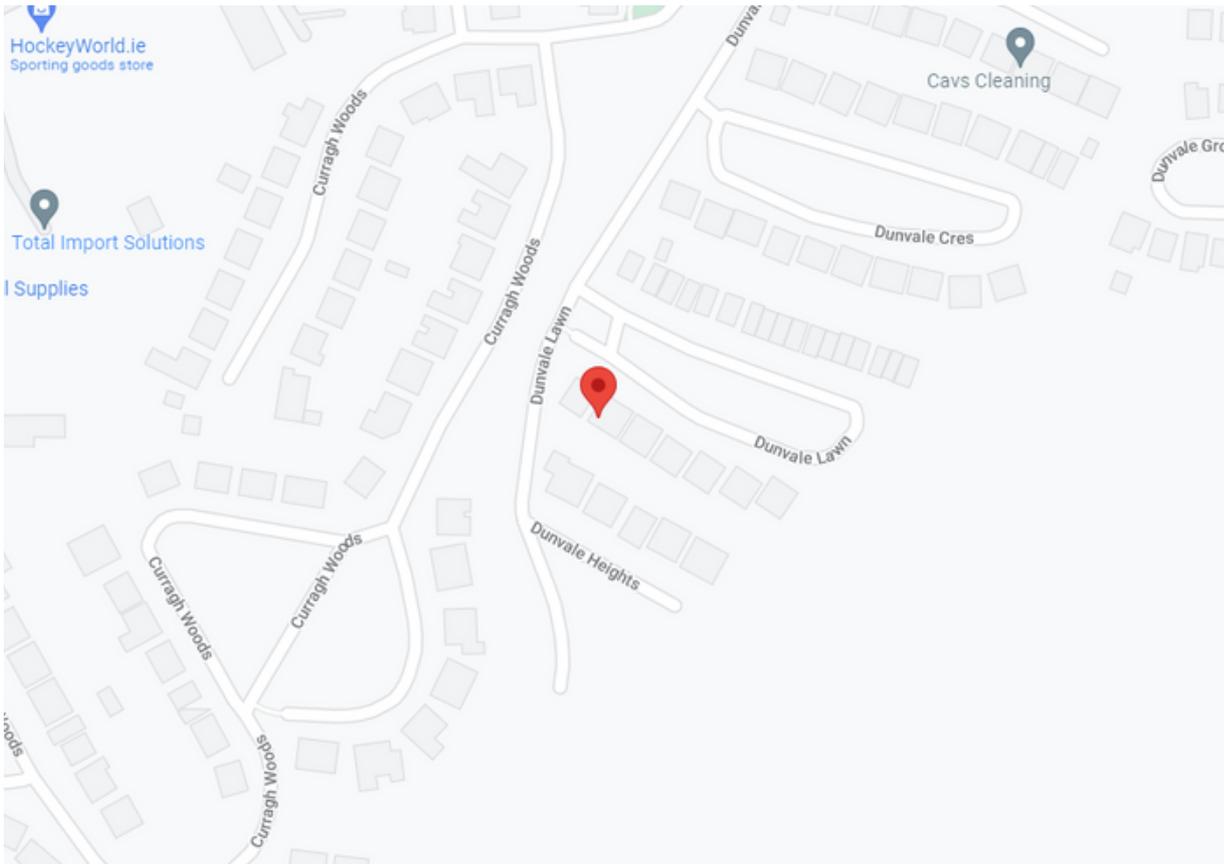
TOTAL FLOOR AREA : 94.5 sq.m. approx.

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 YK1Y for directions.



## | ALL ENQUIRIES TO:

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 **Downey McCarthy**  
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### Solicitor Details:

Colm O'Rourke, Ahern Roberts O'Rourke Williams and Partners, Carrigaline, Cork

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