



# Downey McCarthy

...the people you can trust

## 19 Ardfield Meadows, Grange, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this beautifully presented three bedroom semi-detached property, positioned on a large corner site with the added benefit of a south facing rear aspect. Further development to the property subject to Full Planning Permission would appear favourable due to the site size and its positioning within the estate. Internally, this spacious family home offers two separate living areas together with a large kitchen and a utility on ground floor while upstairs the bedrooms are tailored towards families with two large double rooms and a spacious single room.



**AMV: €365,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Large corner site with future development potential subject to FPP
- South facing rear garden
- Positioned within a quiet cul de sac within this popular development
- Magnificent patio area to the side and rear
- Approx. 98.5 Sq. M. / 1,065 Sq. Ft.
- Built C 2003
- BER C3
- Gas fired central heating
- Double glazed windows
- Modern fitted kitchen
- Modern bathroom suites
- Impressive walnut timber flooring throughout the ground floor
- Three spacious bedrooms
- Off street parking for 2 cars
- Bespoke concrete patio areas

## | RECEPTION HALLWAY

5.26m x 1.97m (17'2" x 6'4")

A teak door with glass side and top panelling allows access to the welcoming reception hallway. The hallway is beautifully decorated with superb walnut timber flooring throughout. The area has neutral décor, one centre light piece, one large radiator cleverly disguised behind a radiator cover, one thermostat control for the heating, two power points, under stair storage and one alarm control point.

## | GUEST W.C

The guest w.c features a two piece suite with impressive floor and wall tiling. There is one window to the side of the property and one centre light piece.

## | LIVING ROOM

4.8m x 3.02m (15'7" x 9'9")

A spacious living room has two windows to the front of the property, both including roller blinds. The room has high quality walnut timber flooring and an attractive cast iron fireplace with a slate hearth and timber surround. Other features include one centre light piece, one large radiator, six power points and one television point.



## | LOUNGE/DINING ROOM

3.6m x 5.1m (11'8" x 16'7")

A superb versatile room could serve a multitude of uses and is currently in use as a formal dining area and family living space. The room expands the entire width of the property and offers beautiful French doors allowing access to a large side patio area. Other features include high quality walnut timber flooring, attractive décor, two light pieces, two large radiators, eight power points, one television point, one telephone point and an open arch allows access to an extended kitchen.



## | KITCHEN

2.2m x 3.15m (7'2" x 10'3")

The kitchen features modern, high gloss fitted units at eye and floor level with contrasting walnut surrounds, an attractive worktop counter in an L-shape with tiled splashbacks and one window overlooking the rear garden which includes a Venetian blind. The kitchen offers an integrated fridge freezer, dishwasher, microwave and a stainless steel sink. There is walnut timber flooring and nine power points throughout and a door from the kitchen allows access to a utility room.



## | UTILITY ROOM

2.2m x 1.35m (7'2" x 4'4")

The utility room has plumbing for a washing machine, space for a dryer and a worktop counter with a tiled splashback. There are storage units at eye level, tile flooring and one window overlooking the rear garden. A PVC door with glass centre panelling allows access to the side patio and rear garden.

## | STAIRS AND LANDING

3.9m x 2m (12'7" x 6'5")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one window overlooking the side of the property with roller blind, one centre light piece, a hot press area which is shelved for storage, two power points and a Stira staircase allowing access to the attic.

## | BEDROOM 1

3.6m x 3m (11'8" x 9'8")

A spacious double bedroom has two windows to the front of the property, both including roller blinds. The room has high quality laminate timber flooring, an impressive array of built-in units from floor to ceiling, one centre light piece, one large radiator, six power points, one television point and one telephone point. A door from the room allows access to an ensuite bathroom.



## | ENSUITE

0.9m x 2.22m (2'9" x 7'2")

The ensuite features a three piece suite including a mains operated shower, impressive floor and wall tiling, one centre light piece, one wall-mounted light piece, one radiator, wall-mounted shelving and one extractor fan.

## | BEDROOM 2

3.76m x 3m (12'3" x 9'8")

A spacious double bedroom has one window to the rear of the property including a roller blind. The room has high quality laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator and four power points.



## | BEDROOM 3

2.65m x 2.3m (8'6" x 7'5")

A large single bedroom has one window to the rear of the property including a roller blind. The room has attractive décor, high quality laminate timber flooring, impressive Sliderobe fitted units from floor to ceiling, wall-mounted units, one centre light piece, one radiator, four power points and one telephone point.



## | BATHROOM

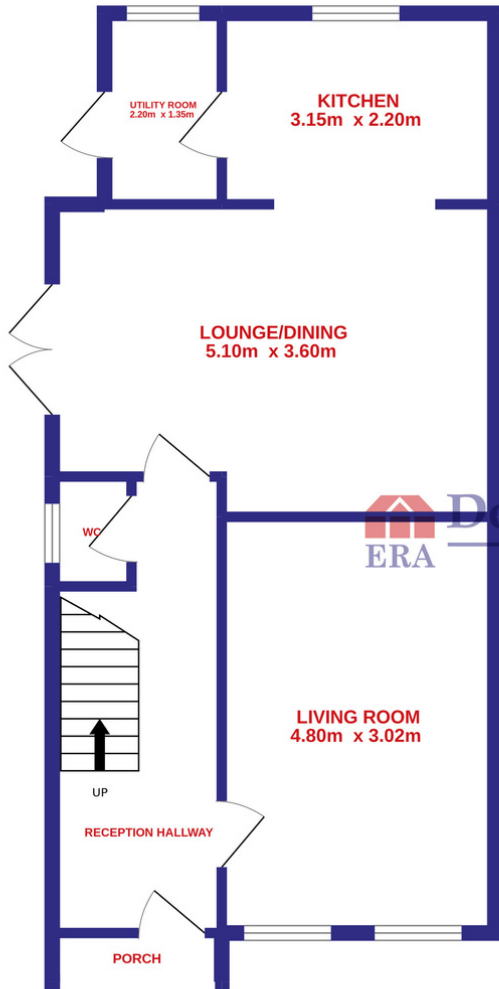
2.45m x 2m (8'0" x 6'5")

A beautifully presented family bathroom features a four piece suite including a Mira Elite ST fitted over the bath, modern floor and wall tiling, one window to the front of the property with a roller blind, one wall-mounted light piece, one radiator and one centre light piece.

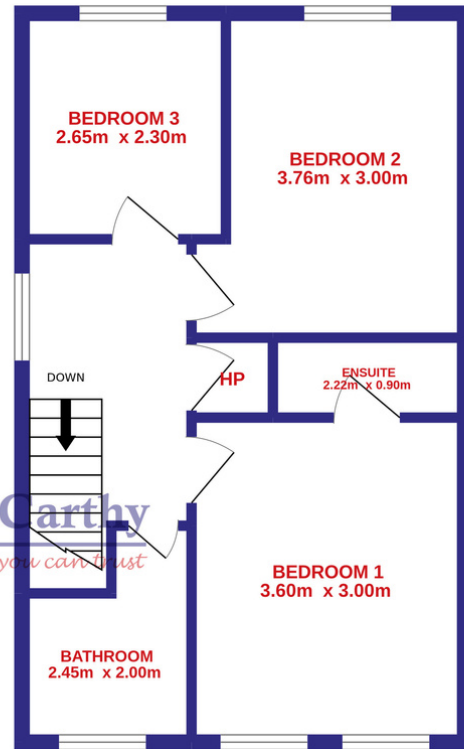


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



**ERA** Downey McCarthy  
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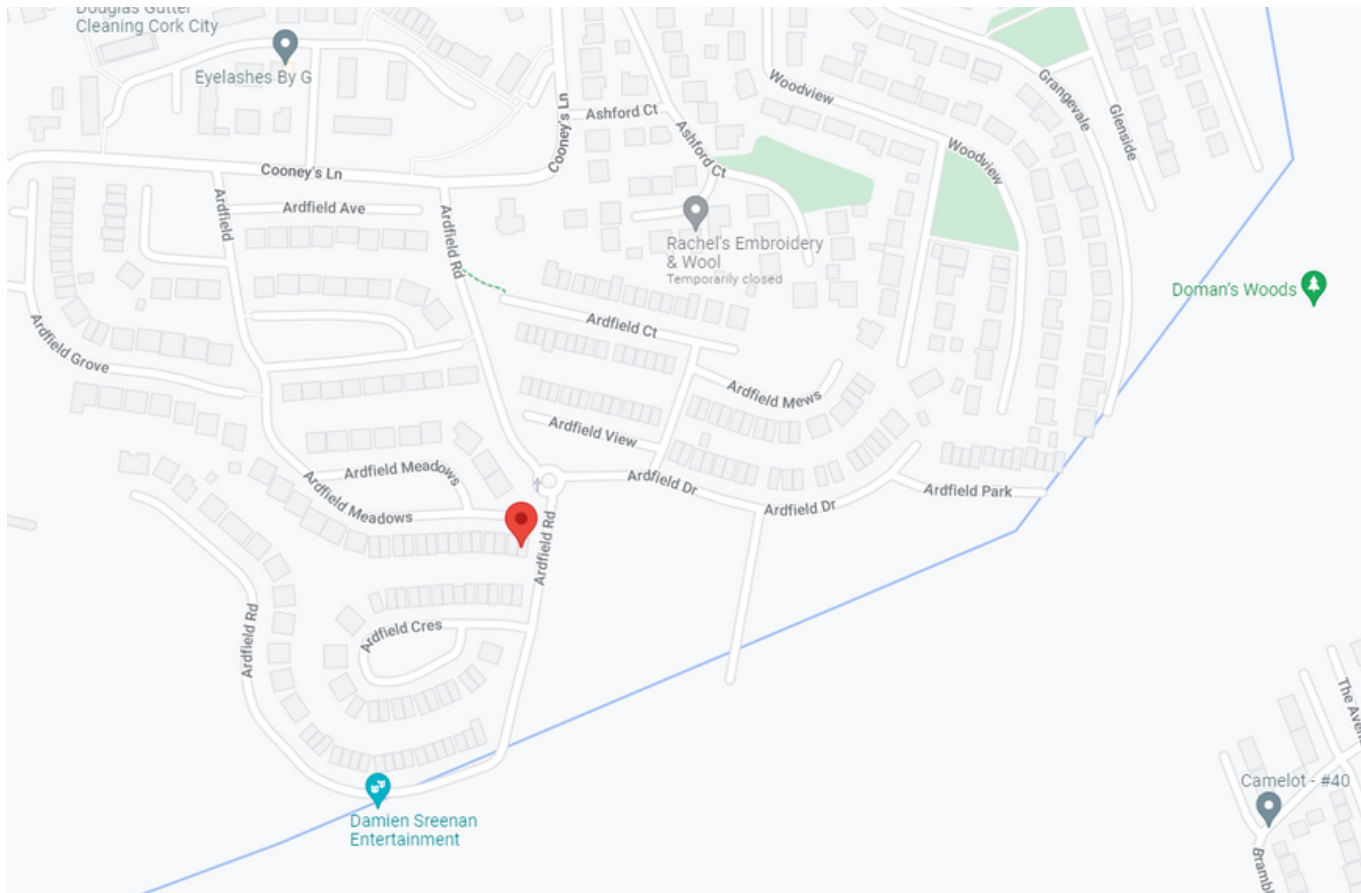
TOTAL FLOOR AREA : 98.5 sq.m. approx.

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

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

## | DIRECTIONS

Please see Eircode T12 KC3Y for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV

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