

## 9 Curraghconway Court, Frankfield, Cork



ERA Downey McCarthy are delighted to present to the market this beautifully maintained two-bedroom end of terrace property positioned within a secure gated complex in the heart of Frankfield, Douglas, Cork. Accommodation consists of reception hallway, open kitchen/dining area and living room downstairs. Upstairs the property boasts two spacious bedrooms and the family bathroom. Viewing highly recommended.



AMV: €225,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 3.9m x 1.95m

The reception hallway has been beautifully maintained and features tile flooring throughout. The area has extensive under stair storage, two power points, two phone points, one radiator, one thermostat control for the heating and spot lighting throughout. Other features include an alarm control point and an intercom system for the main security gates in the complex.

- Kitchen 3.9m x 2.84m

A beautiful dual aspect kitchen/dining room with one window to the front of the property and one window to the side, both including roller blinds. A modern fitted kitchen with extensive units at eye and floor level in an L-shape with a worktop counter and tile splash back. The room has tile flooring throughout, an integrated oven, hob and extractor fan, space for a washing machine, space for a dishwasher, stainless steel sink with drainer unit and an integrated fridge freezer.

Other features include recess spot lighting, one large radiator, plentiful dining space, wall mounted shelving and one larder unit. Throughout the room there are eleven power points, one phone point and one television point.



- Living Room 4.0m x 4.9m

A superb dual aspect living room with one window to the side of the property and a glass sliding door overlooking the rear garden. The room has superb semi solid oak timber flooring, recess spot lighting, one large radiator, eight power points, one telephone point and two television points.



- Stairs and landing 2.5m x 2.0m

The stairs and landing have been fitted with carpet flooring throughout. At the top of the landing there is recess spot lighting, one smoke alarm, one thermostat control for the heating and access to the attic. The hot press is also accessed here and it is fully shelved for storage.

- Bedroom 1 2.8m x 4.88m

A large double bedroom with one window overlooking the rear of the property with panoramic views over Cork city. The room has modern and stylish décor with impressive built-in units from floor to ceiling, an integrated work station and built-in drawers. The room has semi-solid oak timber flooring, recess spot lighting, one large radiator, eight power points, one television point and one telephone point.



- Bedroom 2 2.5m x 3.9m

Another spacious double bedroom that has one window to the front of the property which includes a curtain rail and curtain. The room has semi solid oak timber flooring, attractive neutral décor and recess spot lighting and one wall mounted light piece. There is one radiator, six points, one television point, one telephone point and a walk-in storage area with a built-in shelving and one centre light piece.



- Bathroom 1.6m x 2.7m

The bathroom features a three-piece suite incorporating a Triton electric shower fitted over the bath. The room has tile flooring, wash hand basin with tile splash back, one centre light piece, one wall mounted light piece, one radiator and one window overlooking the side of the property.

## Features

- 80 sqm / 861 sq.ft.
- Built In 2004
- Monthly Rent €1,390
- Management Fees €1,300
- C1 BER
- Gas fired central heating
- Double glazed windows
- Secure development
- Maintenance free rear yard
- Panoramic views from the first-floor level overlooking Cork city
- Ideal first time buy/investment
- Modern fitted kitchen
- Superb interior finish
- High electrical specification throughout

## Directions

Please see Eircode T12 RR71 for directions.



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