

12 Curraghconway Court, Frankfield, Cork



ERA Downey McCarthy are excited to launch to the market this impressively presented and deceptively spacious, three bedroom duplex apartment situated within an exclusive gated complex in the heart of Frankfield.

The property benefits greatly from its excellent location which offers immediate access to the N40 road network, whilst also being situated on the main 206 bus route to Cork City centre.




AMV: €250,000

PSRA Licence No. 002584

Accommodation

- Hallway 5.4m x 2.0m
An open porch allows access to teak door with glass centre paneling which in turns allows access to the reception hallway.

A bright and spacious hallway features one window the front of the property. The area has tile flooring, one centre light piece, one radiator, one smoke alarm, two power points and one phone point. There is extensive under stairs storage and one thermostat control for the heating.
 - Guest W.C
The w.c is located off the hallway and features a two piece suite. The room has tile flooring, one centre light piece and one extractor fan.
 - Kitchen/Dining 5.6m x 3.2m
An open plan kitchen/dining area features modern fitted units at eye and floor level in an L shape with extensive worktop counter and tiled splash back. The kitchen includes a stainless steel sink, an integrated fridge/freezer, oven/hob/extractor fan, dishwasher and there is plumbing for a washing machine. The room has two windows to the front of the property both includes venetian blinds. There is extensive dining space within the room which has tile flooring throughout, one large radiator, two centre light piece, eleven power points, one tv point and one phone point.
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- Living Room 3.7m x 5.4m
This superb room offers modern stylish décor with high quality semi solid timber flooring. The room has two windows to the rear of the property both including venetian blinds and a large sliding door allowing access to a balcony. This room has a westerly aspect which enjoys natural light from early afternoon to late evening. There are two centre light piece, one large radiator, ten power points, one tv point and two phone points.

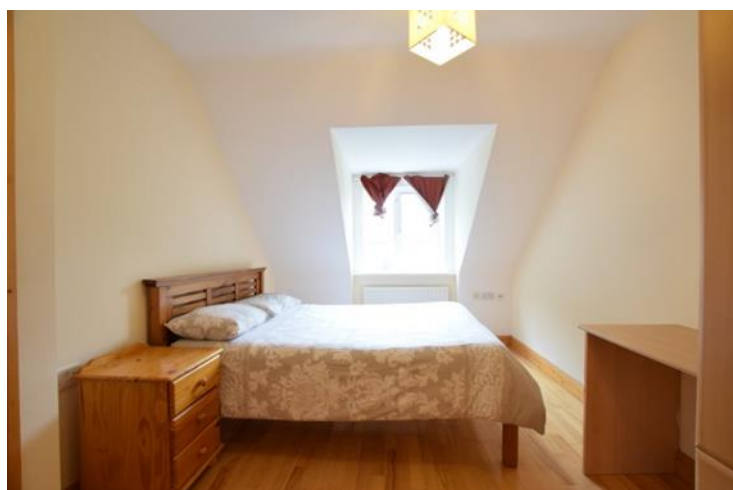


- Stairs and Landing

The stairs and landing has been fitted with carpet flooring. At the top of the landing there is a large velux window to the front of the property which floods the area with natural light. The landing has recess spot lighting, one smoke alarm, one thermostat control for the heating and a hot press area which is shelved for storage.

- Bedroom 1 4.1m x 2.8m

A large double bedroom has one window to the rear of the property which includes a curtain rail and curtains. The room offers attractive neutral décor, superb semi solid timber flooring and an impressive array of built in units from floor to ceiling. There is one radiator, a built in work station, one centre light piece, six power pints, two tv points and one phone point. A door from the room allows access to an en-suite bathroom.



- En-Suite Bathroom

The en-suite bathroom features a two piece suite with a shower area incorporating a Triton electric shower. There is tiling on the floor and surrounding the shower area, one centre light piece, one extractor fan and one wall mounted light piece.

- Bedroom 2 3.7m x 3.3m

A large double bedroom has one window to the front of the property offering superb views over Cork City and the surrounding Frankfield area. The room has attractive décor with semi solid timber flooring, an impressive array of built in units, one

centre light piece, one large radiator and four power points.

- Bedroom 3 3.0m x 2.5m

A large single room has attractive décor and semi solid timber flooring. There is one radiator, one centre light piece, one window to the rear of the property, built in units from floor to ceiling with a built in work station and two power point.

- Bathroom 2.4m x 2.4m

The family bathroom features a three piece suite with a Triton T-90z electric shower over the bath. There is tiling surrounding the shower area, tile flooring, one centre light piece, one wall mounted light piece, one radiator and one window to the front of the property.

Features

- Approx 1,040 Sq. Ft/ 97 Sq M
- BER B3
- Built In 2007
- GFCH
- Management Fees €1,800
- Monthly Rent €1,400 per month
- Double glazed windows
- Ideal first time buy/Investment opportunity
- Excellent Location
- Exclusive gated development
- West facing rear aspect
- Modern internal finishes

Directions

See Eircode T12 HY10 for directions.



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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.



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