

26 Ardfield Crescent, Frankfield, Cork **BER C2**




Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this magnificently presented three bedroom semi detached property boasting a host of tasteful extras to include a superb attic conversion, a south facing rear aspect together with a landscaped garden, a modern fitted kitchen and a newly remodeled bathroom suite to mention but a few.



€290,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.28m x 1.97m
A timber door with glass top paneling and side paneling allows access to the main reception hallway. A bright and spacious area offers magnificent décor throughout with high quality floor tiling and a decorative radiator cover. Features include extensive under stair storage, two power points, one phone point, one smoke alarm, one thermostat control for the heating and a door from the hallway allows access to the guest W.C.
 - Guest W.C
The guest W.C features a two piece suite, tile flooring and a tile splash back. There is one window to the side of the property and one centre light piece.
 - Living Room 4.76m x 3.0m
A spacious main living room has two windows to the front of the property both including Venetian blinds, curtain rails and curtains. The room has luxurious décor with carpet flooring and an impressive open fireplace with timber surround. Features include one centre light piece, one radiator, six power points and one television point.
 - Lounge/Dining Room 3.58m x 5.13m
A superb open plan lounge/dining area acts as a second living space in the property. The room features one window to the side of the property with Venetian blinds which floods the room with natural light. The room has impressive modern floor tiles and is finished in a warm colour scheme. Features include two centre light piece, one large radiator which is cleverly disguised behind a radiator cover, six power points, one television point, one telephone point and an open arch allows access to the kitchen.
- 
- Kitchen 2.22m x 3.15m
A modern fitted kitchen features units at eye and floor level in a ivory colour scheme with a contrasting solid walnut worktop counter. An attractive tile splash back surrounds the worktop counter and oven. The room has one window to the rear of the property with Venetian blind and one centre light piece. The kitchen offers an integrated fridge freezer, oven, hob, extractor fan, dishwasher and impressive tile flooring. There are nine power points and a door from here allows access to a utility room.



- Utility Room 2.38m x 1.35m

The utility room has tile flooring, plumbing for a washing machine, space for a drier, wall-mounted storage and a worktop area. Other features include two power points, one window to the rear of the property, one centre light piece and a teak door with glass paneling allows access to the side of the property.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one window to the side of the property, one centre light piece, two power points and a hot press area which is shelved for storage.

- Bedroom 1 3.58m x 2.96m

This spacious bedroom has two windows to the front of the property both including Venetian blinds, curtain rails and curtains. The room has high quality décor with impressive built-in units from floor to ceiling. Other features include carpet flooring, six power points, one television point, one phone point and a radiator.



- En Suite

The en suite bathroom features a two piece suite with a pump action shower. The en suite has tile flooring, tiling around the shower area and surrounding the wash hand basin. Features include one centre light piece, one radiator and one extractor fan.

- Bedroom 2 3.78m x 2.96m

A large double bedroom has one window looking out over the rear of the property which includes a Venetian blind, curtain rail and curtains. The room has carpet flooring, built-in units, attractive décor, one centre light piece, six power points and one radiator.

