

## 6 Ardfield Drive, Grange, Douglas, Cork City



ERA Downey McCarthy are delighted to bring to the market this most attractive and stylish 3 bedroom semi detached property which is presented in turnkey condition throughout. Accommodation consists of reception hallway, sitting room, living/dining room, kitchen, utility room, and guest w.c. on the ground floor. Upstairs has three spacious bedrooms, main bathroom, Master Bedroom en-suite and an attic which is floored for storage.



€275,000

PSRA Licence No. 002584

## Accommodation

- Hallway 5.31m x 3.82m  
The hallway features a light fitting, a radiator, fitted coat rack, ESB service board and carpet flooring. A guest W.C can be found under the stairs, this bathroom consists of a wash-hand basin, one W.C, a window, globe light fitting, fitted mirror and a fully tiled walls and floors.
- Sitting Room 4.79m x 3.16m  
Two windows overlook the front, both fitted with venetian blinds. The room has a laminate wooden floor, an open fire place, centre light fitting, ample power points, one television point and one radiator.
- Living Room 5.38m x 3.59m  
In the dining/living area we have one window overlooking the side of the property that has a fitted blind and a radiator underneath. The floor is currently covered by carpet but a tiled floor is underneath. The room has two light fittings, attractive décor and an open archway then allows access into the kitchen.



- Kitchen 2.77m x 3.03m  
A fully fitted kitchen with space for a fridge freezer, space for an electric oven and hob, the gas boiler is in the corner and the window overlooks the back garden. The kitchen also has very attractive fitted units at both eye and floor level, plumbing for a stainless steel sink and a dishwasher, a centre light fitting and a tiled floor. A doorway off the kitchen allows access to a back hallway and onto the utility room.



- Utility Room

The utility room is located off the back hallway, this hallway has a tiled floor, power point, light fitting and a teak and glass panel door allows access to the back garden. The utility area is fully plumbed for a washing machine and a dryer, fitted work top and shelving. The room also has a small picture window, a light fitting, a radiator and a tile floor.

- Stairs and Landing

The stairs is fully carpeted and has recess lighting on the staircase. The landing has a window at the side, a light fitting and a pull down ladder allows access to the attic. The landing also houses the hot press which is fully shelved, has a pre-sealed tank and a dual-immersion.

- Bedroom 1

4.79m x 3.08m

Two windows overlook the front of the property, the room has very attractive décor, some fitted shelving, wall paper finish, a laminate wooden floor, a radiator, a centre light fitting and an en suite.



- En Suite

The en suite has fully tiled walls and floors, a fitted bathroom cabinet, power shower off the mains, sliding shower door, one w.c, wash-hand basin, radiator, extractor fan and globe light fitting.

- Bedroom 2

3.08m x 3.85m

A good double room that's very spacious with one large window overlooking the back. The room has one radiator, one centre light fitting and carpet flooring.





- Bedroom 3                                      2.71m x 2.37m                                      One window overlooks the back, one radiator, 2 power points, laminate wood floor, centre light fitting and a spacious single bedroom.



- Bathroom                                      2.42m x 1.98m                                      There is a fitted bath, fully tiled walls and floors, Mira Elite electric shower, extractor fan, globe light fitting, a large frosted window overlooks the front, a very attractive fitted bathroom mirror cabinet. The bathroom also has one W.C, wash-hand basin, radiator, an insert mirror and a glass shelf.

## Features

- Approx. 1,150 sq. ft.
- Built in 2006 by Flemming Construction
- Natural Gas fired central heating
- Fully enclosed rear garden
- Stylish decor through out
- Ideal for first time buyer
- Attic floored for storage

## Directions

Travelling from Douglas Village along the Grange Road take a left at the traffic lights at Aldi. Continue down Cooneys Lane veering around sharp right bend. Take the first entrance on the left into Ardfield. Drive down the main avenue and when you come to the mini roundabout, take the first left hand go downhill towards Ardfield Drive, No 6 is located on the left hand side with an ERA Downey McCarthy sign displayed.

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€290,000

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