

19 Ardfield Green, Grange, Douglas, Cork,



ERA Downey McCarthy Auctioneers are delighted to present to the market this three bedroom end of terrace property located in the popular residential estate of Ardfield Green in Grange, situated in close proximity to Douglas village and all amenities including schools, shops, bars and supermarkets as well as being within easy access of both the N40 and N27 road networks.



AMV: €350,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 90.78 Sq. M. / 977 Sq. Ft.
- Built in 2003/4
- BER C3
- Three bedrooms
- Enclosed rear garden with South facing aspect
- Off street parking
- 5 minutes' drive to Douglas Village
- Close to all amenities including shops, schools, bars, restaurants
- Easy access to the N40 and N27 road networks
- Last rented for €1,610 since November 2023
- Property is currently vacant

| RECEPTION HALLWAY

5.29m x 1.75m (17'3" x 5'7")

The main reception hallway has laminate timber flooring, a large radiator, fuse board, alarm console, storage space and a door to the guest bathroom.



| GUEST W.C

2.13m x 0.75m (6'9" x 2'4")

The guest w.c contains one w.c. and a wash hand basin, tile flooring, centre light fitting, wall-mounted mirror and extractor fan.



| LIVING ROOM

4.55m x 3.23m (14'9" x 10'5")

The main living room has a large window overlooking the front of the property, carpet flooring, large radiator, feature fireplace, two wall-mounted light fittings and double doors leading you in to the sitting room.



| OPEN PLAN KITCHEN/DINING

4.19m x 5.12m (13'7" x 16'7")

The open plan kitchen/dining area has semi-solid timber flooring, two light fittings, one large radiator and ample power points throughout. There is one window overlooking the rear garden and sliding doors allowing access to same. The kitchen has solid fitted units at eye and floor level with worktop counter and tile splashback, a stainless steel sink, space for an oven/hob/extractor fan, space for a fridge freezer, plumbing for a washing machine and plumbing for a dishwasher. The gas boiler is housed in the corner of the kitchen.



| STAIRS AND LANDING

3.86m x 1.98m (12'6" x 6'4")

The stairs and landing has carpet flooring throughout. At the top of the landing there is one centre light fitting, one window to the side, access to the hot press and access to the attic.



| BEDROOM 1

3.62m x 3.02m (11'8" x 9'9")

This spacious double bedroom has two windows overlooking the front of the property, semi-solid timber flooring, one centre light fitting, one radiator, built-in wardrobes and a door allowing access to the en suite.



| EN SUITE

0.88m x 2.24m (2'8" x 7'3")

The en suite bathroom features a three piece suite including a shower cubicle incorporating a power shower off the mains, tile flooring, one centre light fitting, extractor fan, one radiator and a towel rail.



| BEDROOM 2

3.96m x 3.03m (12'9" x 9'9")

Another double bedroom has one window overlooking the rear of the property, semi-solid timber flooring, centre light fitting, radiator and built-in wardrobes.



| BEDROOM 3

2.66m x 2.32m (8'7" x 7'6")

This bedroom has one window to the rear of the property, semi-solid timber flooring, one centre light fitting and one radiator.



| BATHROOM

2.54m x 1.98m (8'3" x 6'4")

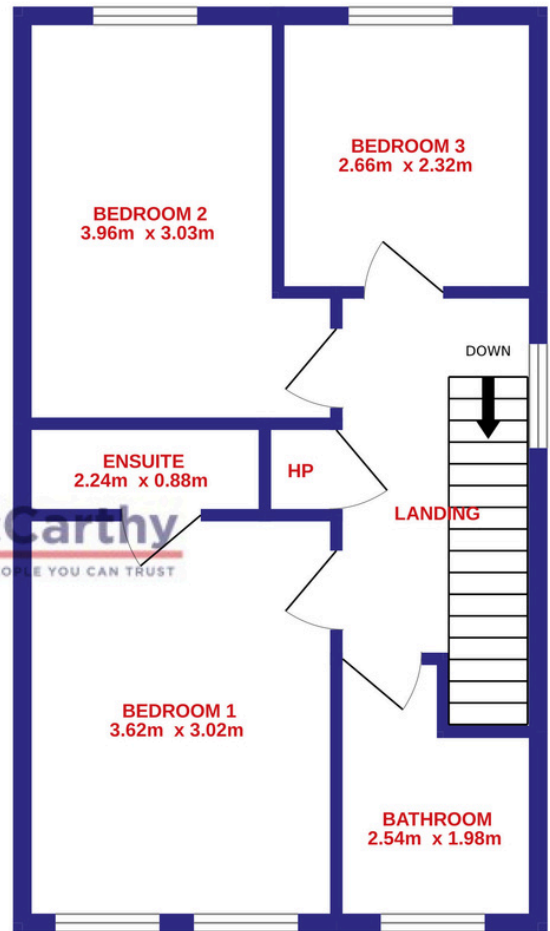
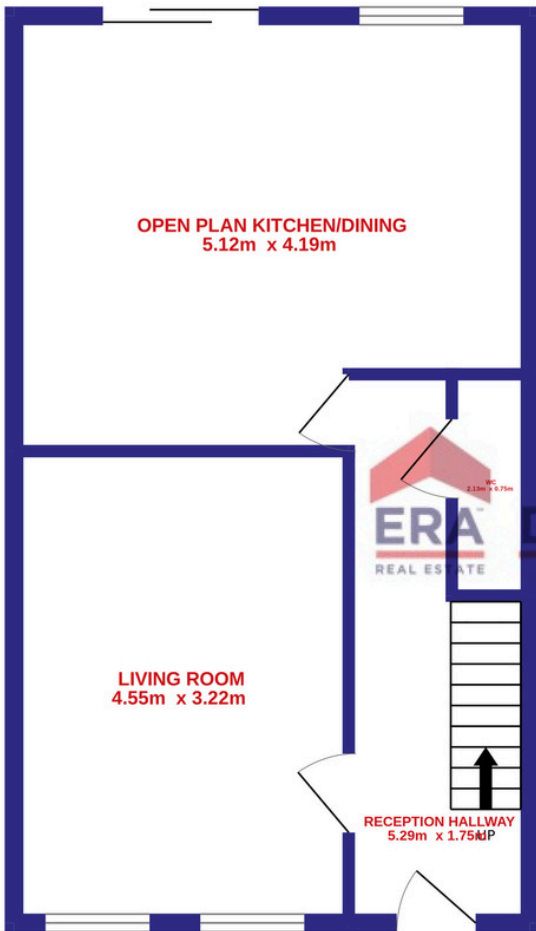
The bathroom features a shower fitted over the bath, tile flooring, centre light fitting, frosted window to the front of the property and a heated towel rail.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

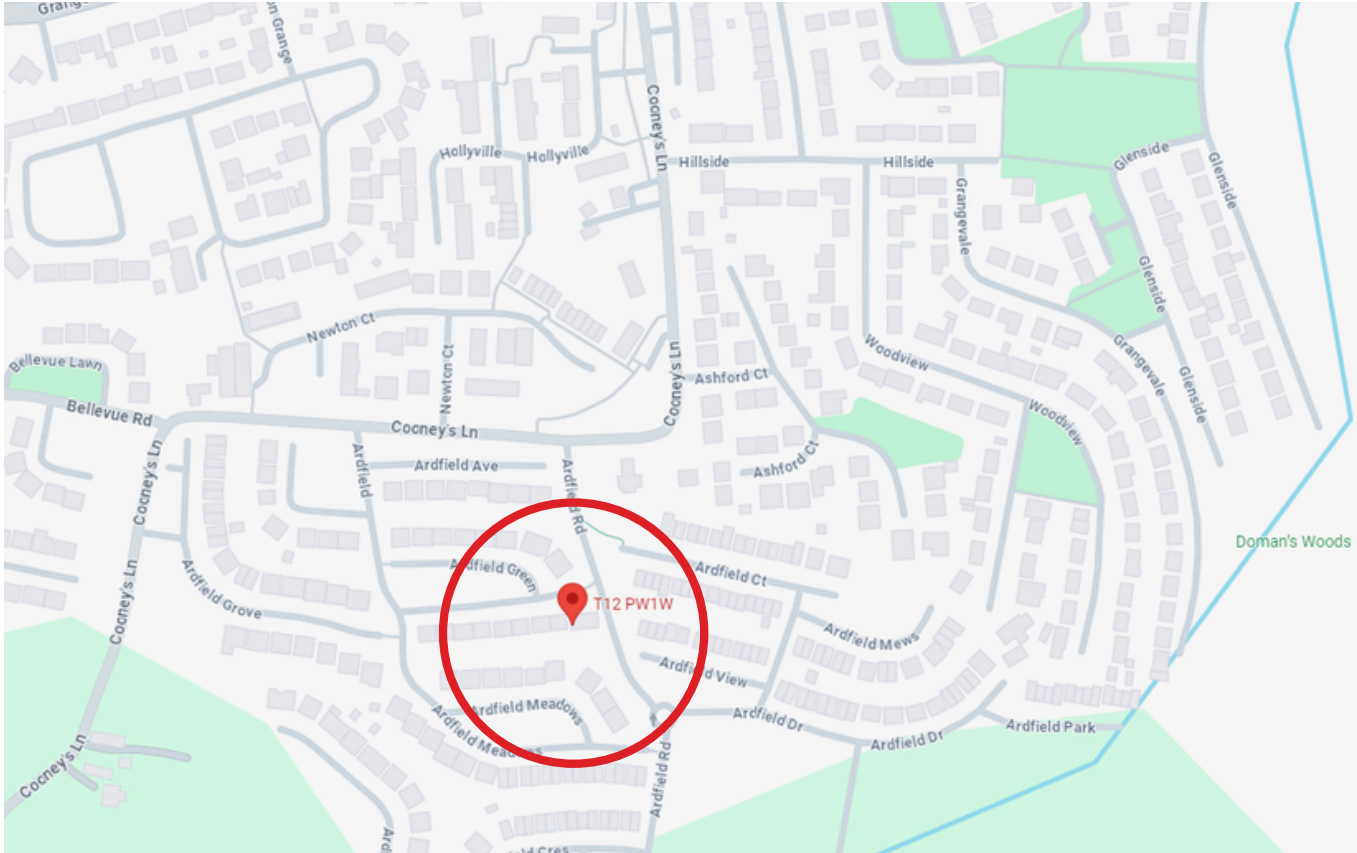


The front of the property has a driveway to facilitate off street parking. There are garden areas to either side which are laid to lawn.

The rear of the property is fully closed and offers a South facing aspect. There is a patio area ideal for summer dining, a garden area which is laid to lawn and a Barna shed for storage.

| DIRECTIONS

Please see Eircode T12 PW1W for directions.



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