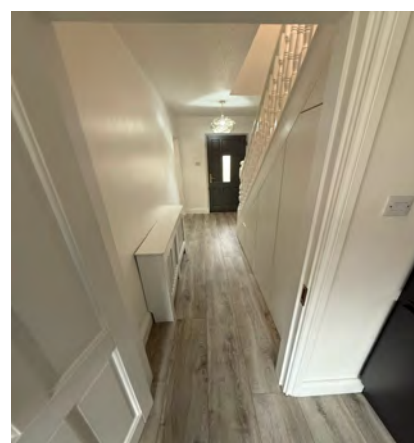


40 Alderbrook, DOUGLAS, FRANKFIELD, CORK.



Howard

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
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PSR No. 003581

3 Bedroom Semi-Detached Residence

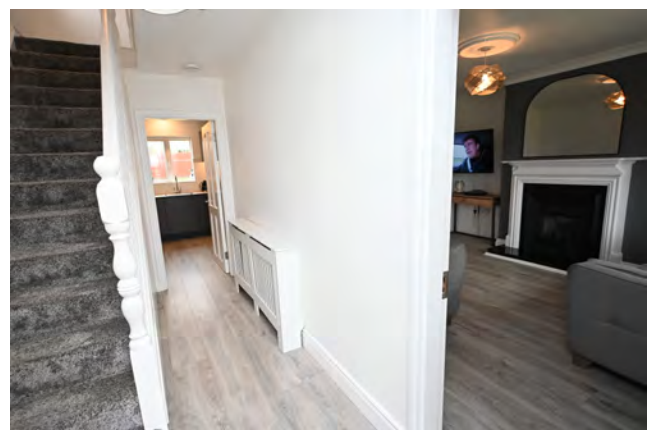
Dan Howard Auctioneers are delighted to present this beautifully finished 3-bedroom home at No. 40 Alderbrook, situated in the heart of Frankfield, just minutes from Cork City Centre and ideally located just off the South Link Road.

This turnkey property is nestled in a quiet cul-de-sac and enjoys a prime position facing a large green area, making it ideal for families or those seeking a peaceful setting with excellent convenience.

Step inside to discover a home that has been lovingly maintained and upgraded, offering stylish and comfortable living throughout. The bright sitting room to the front features a cozy fireplace and double doors leading into a spacious kitchen/dining area. The modern, recently fitted kitchen is both sleek and functional, with sliding patio doors opening to a sun-drenched, south-facing rear garden—complete with a newly upgraded patio, perfect for entertaining.

Upstairs, the home offers three generous bedrooms, including a master bedroom with built-in wardrobes, and a contemporary upgraded bathroom.

With no rental history, this is an ideal opportunity for first-time buyers or investors looking for a high-quality, move-in-ready home in a desirable and convenient location.





PROPERTY DETAILS:

Hallway:

Sitting Room: **4.0m x 4.0m**

Kitchen/Dining Room: **6.0m x 3.5m**

Utility Room: **2.6m x 1.5m**

WC: **1.5m x 1.5m**

STAIRS

Master Bedroom: **4.0m x 3.8m**

Ensuite: **3.2m x 1.0m**

Bedroom 2: **4.0m x 3.2m**

Bedroom 3: **2.9m x 2.7m**

Bathroom: **2.2m x 1.9m**



ASKING PRICE:

€385,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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