



# Downey McCarthy

*...the people you can trust*

## 19 Ardfield Grove, Grange, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this four bedroom, semi-detached property in the much sought after location of Ardfield Grove, Grange. The property comes to the market in pristine condition and benefits from its close proximity to Douglas Village as well as being within easy access of both the N40 and N27 road networks. Viewing highly recommended.



**AMV: €350,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 115 Sq. M / 1,238 Sq. Ft.
- Built in 2002
- BER C3
- Natural gas central heating
- PVC double glazed windows
- Off street parking
- Maintenance free brick and dash finish exterior
- Attractive décor throughout
- Four spacious bedrooms
- Wired for alarm
- Sunny private patio for outdoor dining and relaxing
- Quiet cul-de-sac location
- 5 minutes' drive to Douglas Village
- Close to all amenities including shops, schools, bars, restaurants
- Easy access to the N40 and N27 road networks

## | RECEPTION HALLWAY

The welcoming reception hallway has one centre light piece, one radiator, herringbone style timber flooring, ample power points and a door allowing access to the guest w.c.

## | GUEST W.C

The guest w.c features a two piece suite, one window to the side of the property, one centre light piece and floor and wall tiling.

## | LIVING ROOM

4.4m x 3.5m (14'4" x 11'4")

This spacious main living room has two windows to the front of the property, allowing extensive natural light to flood the room. The room has one centre light piece, herringbone style timber flooring, one radiator, a cast iron and timber surround fireplace with a granite hearth, ample power points and a television point.





## | OPEN PLAN KITCHEN/DINING AREA

### DINING AREA

4.09m x 5.5m (13'4" x 18'0")

This is a superb and spacious open plan kitchen/dining area. The dining area has two centre light pieces, one radiator, herringbone style timber flooring, ample power points, television point and one window to the side of the property.



### KITCHEN

2.5m x 3.89m (8'2" x 12'7")

The kitchen has two windows to the rear of the property, two ceiling pieces, modern fitted units at eye and floor level, tiled flooring, ample power points, an integrated gas hob and electric oven, electric extractor and a free standing fridge freezer. The utility room can be accessed via the kitchen.



## | UTILITY ROOM

2.21m x 1.49m (7'2" x 4'8")

The utility room has a door allowing access to the rear garden, one window to the side of the property, fitted storage units which incorporates the wall-mounted gas burner, a work surface with washing machine and dryer beneath and one wall-mounted storage unit.

## | STAIRS AND LANDING

The stairs and landing is newly carpeted throughout. At landing level there is one window to the side of the property and one centre light piece.

## | BEDROOM 1

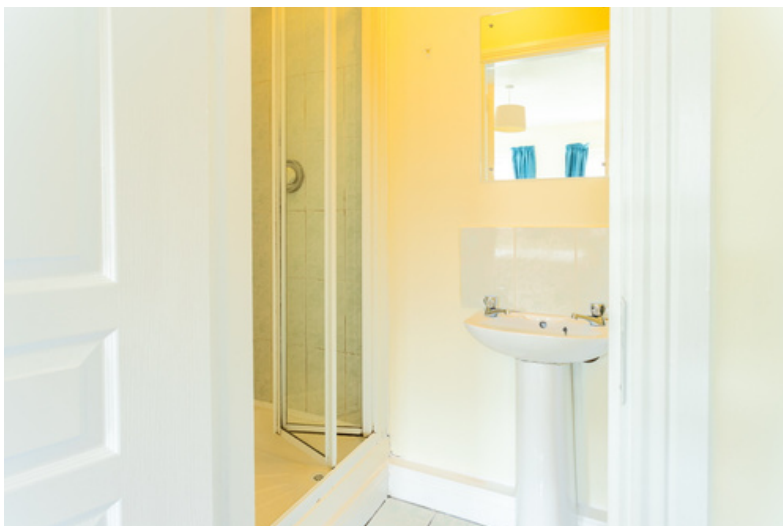
4.25m x 2.95m (13'9" x 9'6")

This spacious double bedroom has two windows overlooking the front of the property, a double built-in wardrobe, carpet flooring, one centre light piece, one radiator, ample power points and a door allowing access to the en suite.



## | EN SUITE

The en suite features a three piece suite including a fully tiled shower cubicle, one centre light piece, an extractor fan, tiled flooring and one radiator.



## | BEDROOM 2

3.25m x 2.75m (10'6" x 9'0")

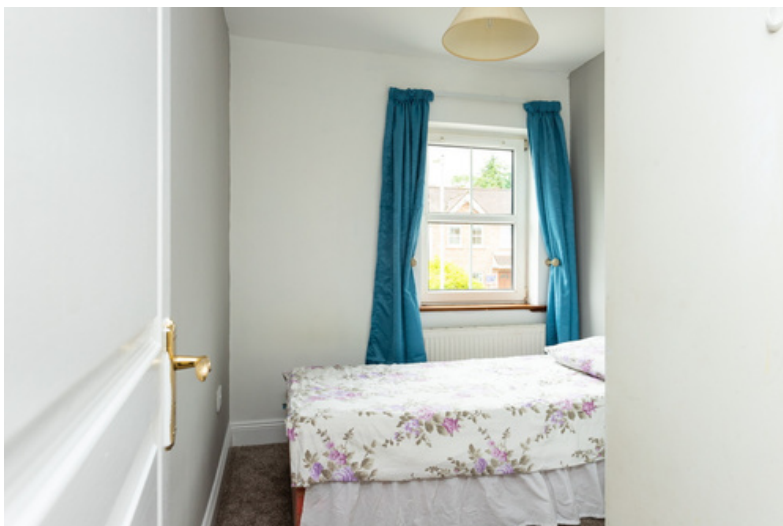
This bedroom has one window overlooking the rear of the property, a double built-in wardrobe, carpet flooring, one radiator and ample power points.



### | BEDROOM 3

3.23m x 2.35m (10'5" x 7'7")

This bedroom has one window overlooking the front garden, one centre light piece, one radiator, carpet flooring, ample power points and a built-in wardrobe.



### | BEDROOM 4

3.25m x 3.25m (10'6" x 10'6")

This double bedroom has one window to the rear of the property, one centre light piece, one built-in wardrobe, carpet flooring, one radiator and ample power points.



### | BATHROOM

2m x 1.76m (6'5" x 5'7")

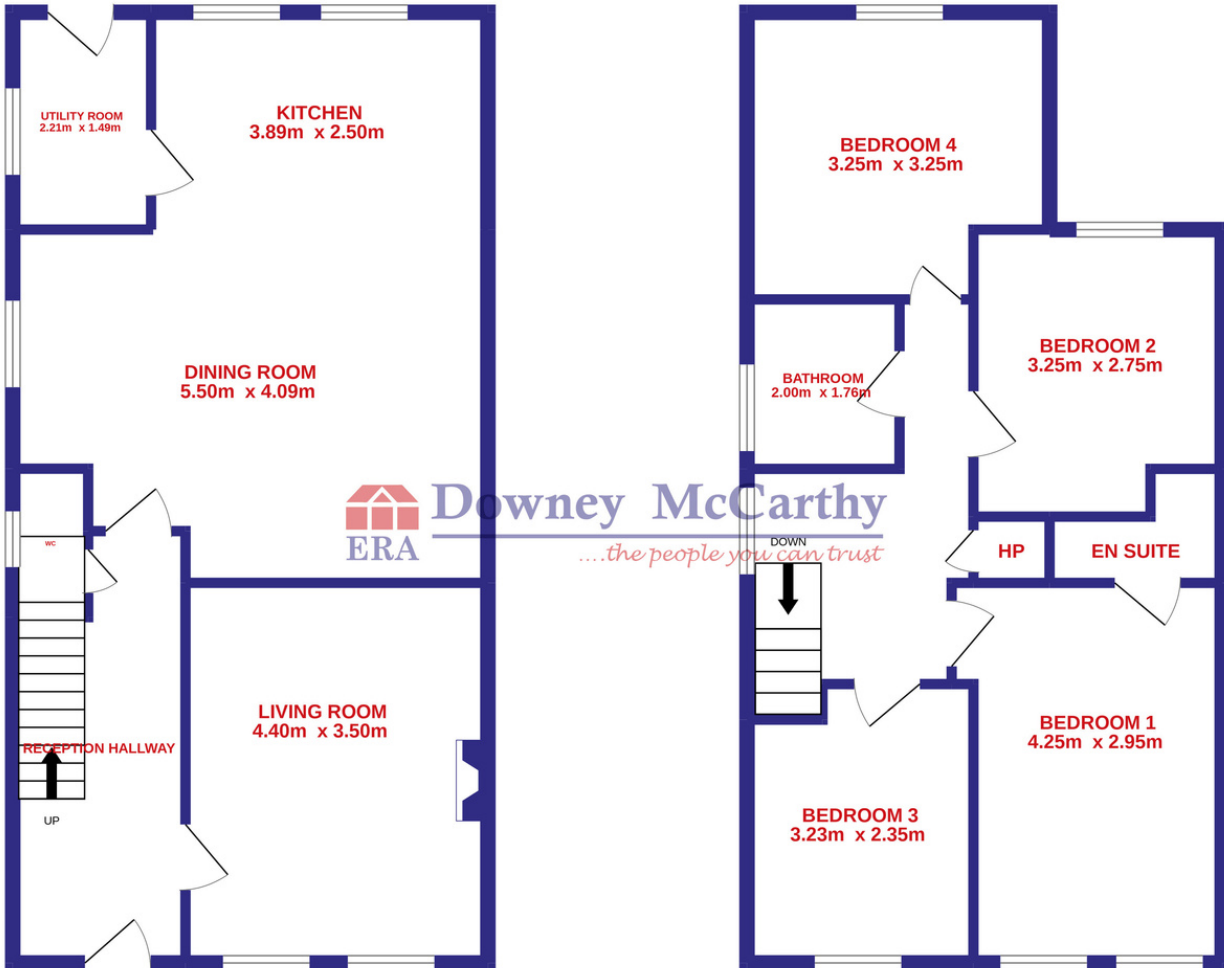
The main family bathroom features a four piece suite including a shower fitted over the bath, one window to the side of the property, one centre light piece, tiled splashback, one radiator and linoleum flooring.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 115.0 sq.m. approx.

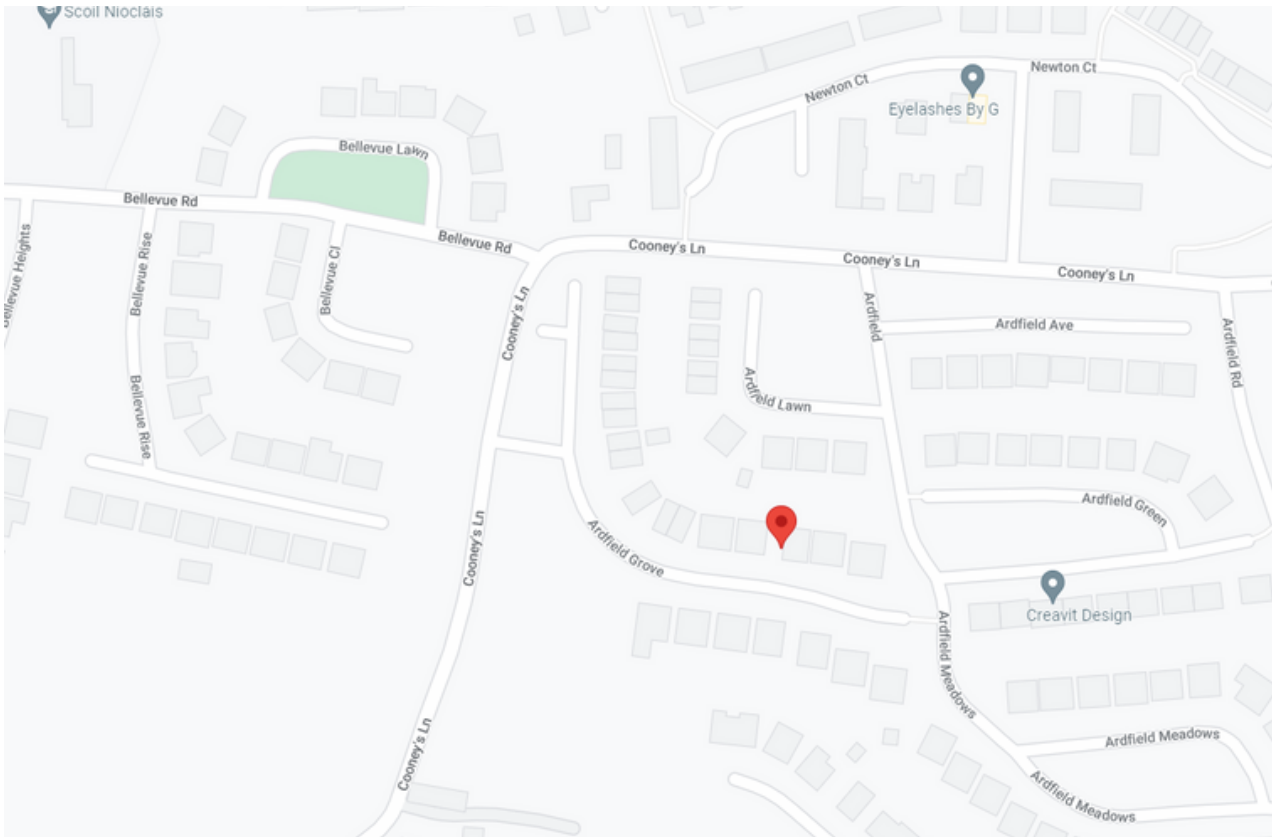
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode T12 A7KE for directions.



## | ALL ENQUIRIES TO:

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...the people you can trust



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### Solicitor Details:

JM Cronin & Company Solicitors, 8 Sullivan's Quay, Cork

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