

61 Ashford Court, Grange, Douglas, Cork City **BER D2**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this splendid, three bedroom semi detached, Dutch style bungalow located in a much sought after residential development of Ashford Court, Grange.



AMV: €265,000

PSRA Licence No. 002584

Accommodation

- Hallway 2.1m x 3.0m
- Living Room 3.46m x 4.16m
- Kitchen/Dining 5.7m x 5.0m

A teak door allows access from the side of the property to the reception hallway. The hallway features attractive décor with solid oak timber flooring. The area has one window to the side of the property, one centre light piece and one radiator.

This spacious living room has one window to the front of the property which includes a curtain rail and curtains. The room has high quality solid oak flooring, an impressive cast iron fire place, one centre light piece, one radiator, four power points and one tv point.

A superb L shape kitchen/dining area has a window to the rear of the property with roller blind, a PVC door to the rear of the property and a window to the side of the property.

The kitchen features modern fitted units at eye and floor level finished in a Prague Ivory coloured scheme with a contrasting Walnut worktop counter and includes an integrated oven/hob/extractor fan and plumbing for a washing machine. There is a stainless steel sink with a drainer unit, tiled flooring and one centre light piece.

The dining area/living area has plentiful space and is filled with natural day light. The area has an open fireplace, two centre light piece, one radiator, tiled flooring and throughout the room there are twelve power points and one tv point. Off this room there is a closet/hot press unit which is shelved for storage.





- Family Bathroom 2.1m x 1.7m

The family bathroom features a two piece suite and a corner shower area incorporating a Triton T90z electric shower. The area has tile flooring, tiled walls, an extractor fan, a wall mounted heater, a window to the side of the property and a radiator.

- Bedroom 3 2.1m x 3.14m

This spacious single bedroom is located on the ground floor and has one window to the front of the property. There is solid oak flooring, impressive units from floor to ceiling, one centre light piece, one radiator and two power points.

- Stairs and Landing

The stairs and landing has been fitted with carpet flooring. At the top of the landing there is one centre light piece, one smoke alarm and access to the attic can be gained from here.

- Bedroom 1 3.4m x 4.5m

A large double bedroom has one window to the rear of the property including a roller blind and curtains. The room has solid oak timber flooring, an impressive array of built in slide robes, one centre light piece, one radiator, four power points and one tv point. A door from the room allows access to an en-suite bathroom.



- En-Suite 2.0m x 2.1m

The En-suite bathroom has a two piece suite with a corner shower area with a T90XR electric shower.

The room has tiled walls and flooring, one centre light piece, one radiator and an extractor fan.

- Bedroom 2 3.4m x 4.2m

A large double bedroom has one window to the front of the property including a curtain rail and curtains. The room has solid oak flooring, one centre light piece, one radiator and built in storage units.

Features

- Approx. 1000 Sq Ft/93m2
- Built in 1979
- Gas Fired Central Heating
- Double glazed windows
- Much sought after location
- Modern fitted kitchen
- Impressive Oak flooring
- BER D2
- Current Rent €1,475
- Ideal First Time Buy/Investment opportunity

Directions

See Eircode T12 T29A for Directions.



Garry O'Donnell
60 South Mall, Cork
087 752 2244
garry@eracork.ie

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