



Downey McCarthy

...the people you can trust

11 Curragh Woods, Frankfield, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this superbly presented, larger style, three bedroom semi-detached property with the added benefit of an attic conversion. Tucked away within a quiet cul de sac at the start of the popular residential development of Curragh Woods, Frankfield, this property is a short distance from Douglas village and all amenities as well as being close to local schools, bus services to and from Cork city and allowing easy access to the N40 road network.



AMV: €395,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Large style three bedroom semi-detached property with a superb attic conversion
- Approx. 126 Sq. M. / 1,356 Sq. Ft.
- Built in C. 1998
- BER C2 with potential to increase to A3
- Extended kitchen/dining area
- Newly repainted
- Three spacious bedrooms
- Fantastic rear garden and patio area
- Quiet cul-de-sac setting within this sought after residential location
- Short distance from Douglas Village and its amenities
- Easy access to the N40 road network network
- Off street parking

| RECEPTION HALLWAY

4.9m x 2.3m (16'0" x 7'5")

A teak door with attractive stain glass centre and side panelling allows access to the main reception hallway. The hallway features attractive semi-solid oak timber flooring and impressive décor with covings surrounding the ceiling. There is one centre light piece, two telephone points, one alarm control point and under stair storage.

| GUEST W.C

2.1m x 0.75m (6'8" x 2'4")

The guest w.c features a two piece suite with vinyl flooring. There is one window to the side of the property and one centre light piece.

| LIVING ROOM

4.2m x 3.6m (13'7" x 11'8")

Double doors with glass panels allow access from the hallway to the living room. This superb room has a feature bay window to the front of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, covings surrounding the ceiling and centre light piece, gas insert fireplace, two wall-mounted light pieces, six power points and a television point.



| FAMILY ROOM

3.9m x 3.2m (12'7" x 10'4")

A magnificent family room located to the rear of the property has a sliding door allowing access to a patio area. The room has one centre light piece, one radiator, semi-solid oak timber flooring, four power points, one television point, one telephone point and an open fireplace.



| EXTENDED KITCHEN/DINING

5.6m x 3m (18'3" x 9'8")

The property benefits from an extended kitchen/dining area with a hand-painted country style kitchen and units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. The room has one window to the rear of the property and a Velux window which floods the area with natural light.

The kitchen includes an integrated oven/hob & extractor fan together with a dishwasher and fridge. There is one centre light piece, tile flooring, one radiator, recessed spot lighting, extensive dining space and eleven power points. A door from the room allows access to a utility room.



| UTILITY ROOM

1.75m x 1.3m (5'7" x 4'2")

The utility room features tile flooring and has a built-in worktop counter and integrated storage. There is plumbing for a washing machine, two power points, one centre light piece and a timber door with glass panelling allows access to the side of the property.

| FIRST FLOOR STAIRS AND LANDING

3.8m x 2.16m (12'4" x 7'0")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece, one window to the side of the property, a power point and a hot press area which is shelved for storage.



| BEDROOM 1

3.6m x 3.8m (11'8" x 12'4")

A spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has built-in units from floor to ceiling and solid timber flooring sanded and varnished to a high quality finish. There is one centre light piece, one radiator and four power points. A door from the room allows access to the ensuite bathroom.



| ENSUITE

0.9m x 2.45m (2'9" x 8'0")

The ensuite bathroom offers a three piece suite with a Mira Sport electric shower and floor and wall tiling. There is one extractor fan and one centre light piece.

| BEDROOM 2

3.5m x 3.3m (11'4" x 10'8")

A spacious double bedroom has a feature bay window to the front of the property. The room has solid timber flooring sanded and varnished to a high quality finish, one centre light piece, one radiator and four power points.



| BEDROOM 3

2.15m x 2.7m (7'0" x 8'8")

A spacious single room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has solid timber flooring sanded and varnished to a high quality finish, attractive décor, one centre light piece, one radiator, two power points and one telephone point.



| MAIN BATHROOM

2m x 2.1m (6'5" x 6'8")

The main family bathroom offers a four piece suite including a Mira Elite electric shower fitted over the bath. The room has floor and wall tiling, one window to the rear of the property, one radiator and one centre light piece.



| SECOND FLOOR STAIRS AND LANDING

3.8m x 1.1m (12'4" x 3'6")

A full staircase allows access to a second floor landing area which has recessed spot lighting, timber flooring, two power points and access into eaves for storage. A door from the landing allows access to a superb attic conversion room.



| ATTIC ROOM

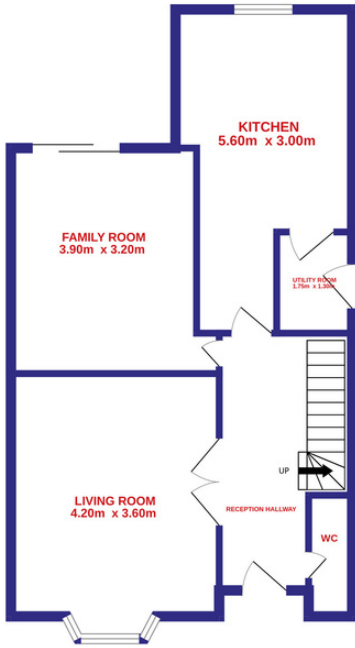
3.8m x 4.9m (12'4" x 16'0")

This room could serve a multitude of uses either as a home office/study/play room. The room has two large Velux windows to the rear of the property, recessed spot lighting and solid timber flooring sanded and varnished to a high quality finish. There is one radiator, six power points, one television point, one telephone point and storage into the eaves.

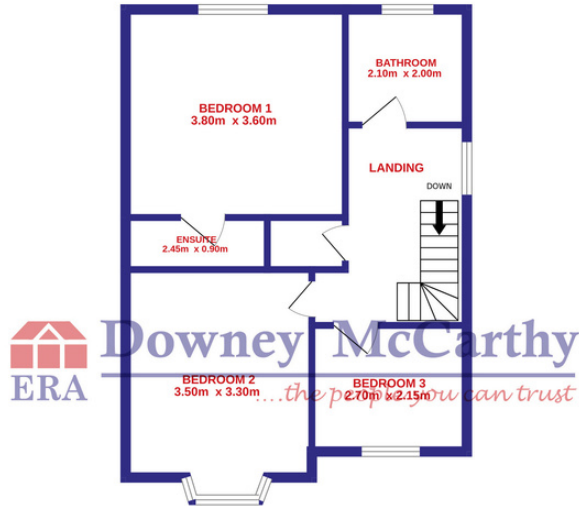


| FLOOR PLAN

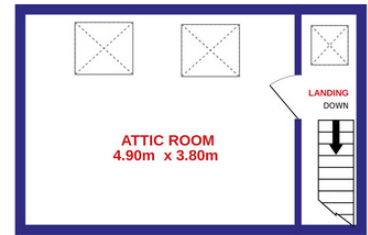
GROUND FLOOR



1ST FLOOR



ATTIC CONVERSION



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TOTAL FLOOR AREA : 126.0 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 EP2W for directions.



| ALL ENQUIRIES TO:

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