

8 Ardfield View, Douglas, Cork City **BER C3**



ERA Downey McCarthy auctioneers are delighted to present to the market this excellently presented, 3 bedroom end townhouse in the much acclaimed development of Ardfield. The property is positioned within a quiet Cul de sac which fronts onto a large green area.

The property boasts a host of tasteful modern internal finishes and also offers a large enclosed rear garden.



AMV: €275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.61m x 1.8m
- Guest W.C
- Living Room 4.37m x 3.16m

A beautifully presented main hallway offers carpet flooring and attractive décor throughout. Features include one centre light piece, one large radiator, two power points, two phone points and a door from the area allows access to a guest W.C.

The guest w.c features a two piece suite. The area has a vinyl floor covering, a tile splash back and one centre light piece.

A superb main living room has two windows to the front of the property both including curtain rails and curtains. The room has carpet flooring, attractive neutral décor and an open fireplace which is also piped for gas. Other features of the room include six power points, one phone point, one television point and one large radiator.



- Kitchen/Dining 4.15m x 5.08m

A spectacular kitchen/dining features modern units in an L-shape finished in a modern grey colour scheme. The kitchen includes an integrated oven, hob and extractor fan, plumbing for a washing machine, space for a drier/dishwasher and space for a fridge freezer. The room has a magnificent vinyl floor covering in a herringbone finish, one window to the rear of the property and a sliding door allows access to the rear garden.

The kitchen offers extensive dining space, attractive décor, two centre light piece, one large radiator and eleven power points.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring throughout. The landing has one window to the side of the property which floods the area with natural light. There is one centre light piece, one smoke alarm and two power points. Access to the attic is gained from the landing and there is a hot press area which is shelved for storage.

- Bedroom 1 3.7m x 3.0m

A spacious double bedroom has two windows to the front of the property including a curtain rail and curtains. The room has high quality laminate timber flooring, attractive neutral décor and an extensive array of built-in units from floor to ceiling. Features include one centre light piece, one radiator, six power points and a door from the room allows access into an en suite bathroom.



- En Suite 0.91m x 2.21m

The en suite features a two piece suite with a corner shower area with tiling. The area has tile flooring, a tiled splash back around the sink, one centre light piece, one radiator, one extractor fan and wall mounted shelving.

- Bedroom 2 3.7m x 3.0m

A spacious double bedroom has one window to the rear of the property which includes a curtain rail and curtains. The room has high quality laminate timber flooring, built-in units from floor to ceiling, four power points and one radiator.



- Bedroom 3 2.63m x 2.3m

A large single room has one window to the rear of the property which includes a curtain rail and curtains. The room has attractive décor, laminate timber flooring, one large radiator, one centre light piece and four power points.

- Family Bathroom 2.6m x 2.0m

The family bathroom features a three piece suite with a Mira Elite 2 electric shower fitted over the bath. The room has a vinyl floor covering, tiling surrounding the bath and shower area and a tiled splash back surrounding the sink. There is one window to the front of the property, one centre light piece and one radiator.

Features

- 1,000 sq.ft / 92.9 sq.m
- Ideal first time buy
- Much sought after location
- Fully alarmed
- Attractive modern decor
- Off street parking
- Double glazed PVC windows
- BER: C3

Directions

Please see eircorde T12 CT9V for directions.



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