ERA REAL ESTATE

Downey McCarthy

THE PEOPLE YOU CAN TRUST

73 Alderbrook, Frankfield, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb three bedroom detached property, located in the popular residential development of Alderbrook, 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 South Link road network.

Accommodation consists of reception hallway, living room, dining room, and kitchen on the ground floor. Upstairs the property offers three bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €395,000

BER D1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 89 Sq. M. / 958 Sq. Ft.
- Built in 1996
- BER D1
- Gas fired central heating
- Double glazed PVC windows
- Three bedrooms
- Newly fitted carpet flooring
- Quiet cul-de-sac in a 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

4.08m x 1.96m (13'3" x 6'4")

A timber door with frosted glass panelling allows access into the main reception hallway. The hallway has tile flooring, one centre light piece, one radiator.



| LIVING ROOM

4.08m x 3.91m (13'3" x 12'8")

The living room has a feature bay window to the front of the property, allowing in extensive natural light. The area has tile flooring, one centre light piece with ceiling rose, neutral décor, one radiator, three power points, an open fireplace, wall-mounted shelving, and an opening allows access to the dining room.



| DINING ROOM

3.13m x 3.1m (10'2" x 10'1")

This versatile room has tile flooring, neutral décor, one centre light piece, one radiator, two power points, and sliding glass doors allow access to the rear garden.



| KITCHEN

3.14m x 2.77m (10'3" x 9'0")

The kitchen features solid fitted units at eye and floor level, worktop counter, tile splashback, space for fridge freezer, space for an oven and extractor fan, space for washing machine, and a stainless steel sink. the room has tile flooring, one centre light piece, five power points, access to the gas boiler, one window to the rear, and a door allowing access to the side of the property.



| STAIRS AND LANDING

2.88m x 2.11m (9'4" x 6'9")

The stairs and landing are fitted with new carpet flooring throughout. The main landing has one window to the side, one centre light piece, access to the hot press, and an access hatch to the attic.



| BEDROOM 1

3.51m x 3.33m (11'5" x 10'9")

This spacious double bedroom has one window overlooking the front of the property, newly fitted carpet flooring, one centre light piece, one radiator, and a door allows access to the en suite.



| EN SUITE

0.8m x 2.9m (2'6" x 9'5")

The en suite features a three piece suite including a mains operated shower, timber flooring, wall tiling.



| BEDROOM 2

2.83m x 3.71m (9'2" x 12'1")

Another double bedroom has one window overlooking the rear of the property, newly fitted carpet flooring, one centre light piece, one radiator, and two power points.



| BEDROOM 3

2.42m x 2.59m (7'9" x 8'4")

This single bedroom has one window to the front, laminate flooring, built-in storage, one centre light piece, one radiator, and two power points.



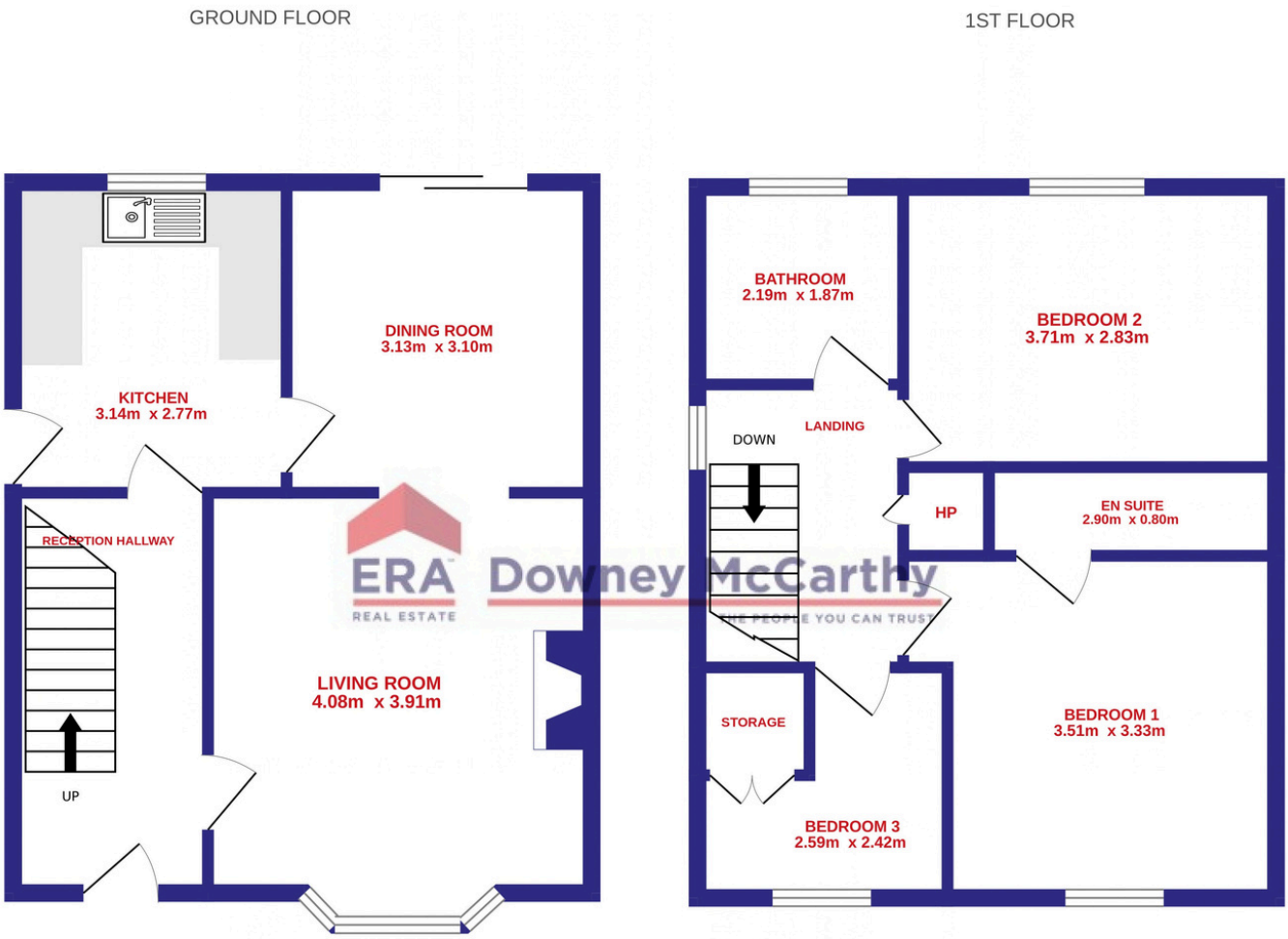
| MAIN BATHROOM

1.87m x 2.19m (6'1" x 7'1")

The main family bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath. The room has timber flooring, wall tiling, attractive tile splashback one radiator, one frosted window to the rear, and one centre light piece.



| FLOOR PLAN


GROUND FLOOR
1ST FLOOR
KITCHEN
3.14m x 2.77m
DINING ROOM
3.13m x 3.10m
RECEPTION HALLWAY
UP
LIVING ROOM
4.08m x 3.91m
BATHROOM
2.19m x 1.87m
BEDROOM 2
3.71m x 2.83m
LANDING
DOWN
HP
EN SUITE
2.90m x 0.80m
STORAGE
BEDROOM 1
3.51m x 3.33m
BEDROOM 3
2.59m x 2.42m
ERA
REAL ESTATE
Downey McCarthy
THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR







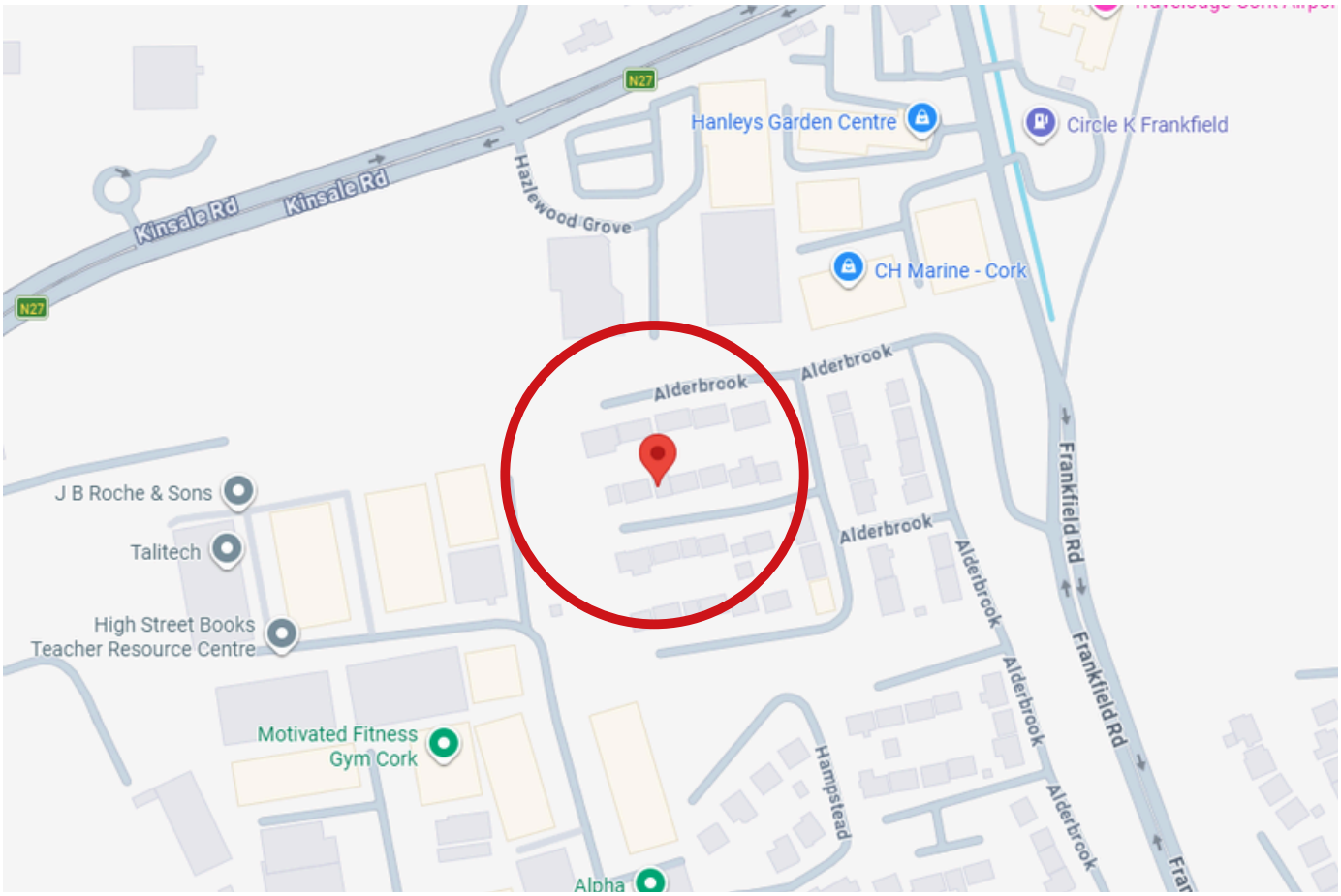

The front of the property has a driveway facilitating off street parking for up to two vehicles. There are garden areas to either side which are laid to lawn with fully trees and plants throughout.

A secure side gate allows access to the rear.

The rear of the property is fully enclosed. There is a large patio area, a maintenance free gravel path, a garden space which is laid to lawn, and access to a timber shed which is ideal for storage and windows to all sides.

| DIRECTIONS

Please see Eircode T12 EFX4 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Judy O'Brien
083 0681921
judy@eracork.ie



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.