

## 1 Bellevue Close, Frankfield, Douglas, Cork



ERA Downey McCarthy are delighted to present to the market this immaculately maintained three bedroom semi-detached property, positioned in the sought after area of Bellevue Close in Frankfield. Bellevue Close is just 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. It is also within easy reach of Cork Airport and other major working centres such as Ringaskiddy and Little Island. The recently opened Vernon Mount Bridge allows pedestrian access from Frankfield to Tramore Valley Park which is ideal for walking, cycling etc.

Accommodation consists of reception hallway, guest w.c, living room and a spacious L-shaped open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms, one en suite and the main family bathroom.

**AMV: €395,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 100 Sq. M. / 1,076 Sq. Ft.
- Built in 1996
- BER C2
- Gas fired central heating
- Double glazed PVC windows
- Three spacious bedrooms
- Fully alarmed
- West facing rear garden
- Superb location
- Short distance from Douglas Village and all essential and recreational amenities
- Easy access to the South Link Road network
- Off street parking

## | RECEPTION HALLWAY

5m x 2m (16'4" x 6'5")

A solid oak timber door with frosted glass panelling allows access to the bright and spacious reception hallway. The hallway has solid oak timber flooring, one centre light piece, neutral décor, one radiator, one power point, an alarm panel, under stair storage and access to the guest w.c.



## | LIVING ROOM

5.06m x 3.36m (16'6" x 11'0")

The superb main living room has a feature bay window to the front of the property which adds an extra dimension to the living space in the area. This window has one curtain rail, blinds and one set of curtains. The room has been immaculately maintained and is decorated to a high standard with solid oak timber flooring, attractive coving surrounding the ceiling, recessed spot lighting, a magnificent cast iron fireplace with granite hearth, one large radiator, six power points and one television point.





## | KITCHEN/DINING

5.73m x 5.36m (18'7" x 17'5")

This is a superb and spacious L-shaped open plan room with a fantastic cherrywood fitted kitchen, an extensive worktop counter and tile splashback. There is one window to the rear of the property with a Venetian blind, a stainless steel sink and porcelain tile flooring throughout. The kitchen includes a Neff integrated oven/hob/extractor fan and an integrated washing machine. There is a stainless steel splash back behind the cooker. The kitchen has nine power points, immaculate décor throughout and covings around the ceiling of the entire room.

The large open plan dining area has two radiators, one of which is cleverly disguised behind a radiator cover. The area has immaculate décor and recessed spot lighting throughout, while a sliding door allows access to the rear patio and garden. The dining area has four power points and one television point.



## | STAIRS AND LANDING

The stairs and landing have been fitted with carpet flooring throughout. At the top of the landing is one centre light piece, a smoke alarm, access hatch to the attic, two power points and a hot press area which is shelved for storage.



## | BEDROOM 1

5m x 3m (16'4" x 9'8")

This large double bedroom has a bay window to the front of the property which includes a curtain rail, blinds and curtains. The room has impressive modern décor which includes high gloss, built-in storage units from floor to ceiling. The room has solid timber flooring which has been sanded and varnished to a high quality finish, one centre light piece, one large radiator, six power points and one television point. A doorway off the main bedroom allows access to an en suite bathroom.



## | EN SUITE

3.11m x 3.08m (10'2" x 10'1")

The en suite has a three piece suite including a shower unit, tile flooring, one centre light piece and one window to the side of the property.



## | BEDROOM 2

3.11m x 3.08m (10'2" x 10'1")

Another superb large double bedroom with one window to the rear of the property which includes a curtain rail, blinds and curtains. The room has solid timber flooring sanded and varnished to a high quality finish, one large radiator, one centre light piece and four power points.





### | **BEDROOM 3**

3m x 2.44m (9'8" x 8'0")

This spacious single room has one window to the front of the property which includes a curtain rail, blinds and curtains. The room has solid timber flooring, floor to ceiling storage units, one centre light piece, one radiator, two power points and one telephone point.



### | **BATHROOM**

2.7m x 2.42m (8'8" x 7'9")

The spacious main family bathroom has one window to the rear of the property which includes a Venetian blind, a four piece suite including a Triton T80 electric shower fitted over the bath, floor and wall tiling, neutral décor and one radiator.





## | GARDENS AND EXTERIOR



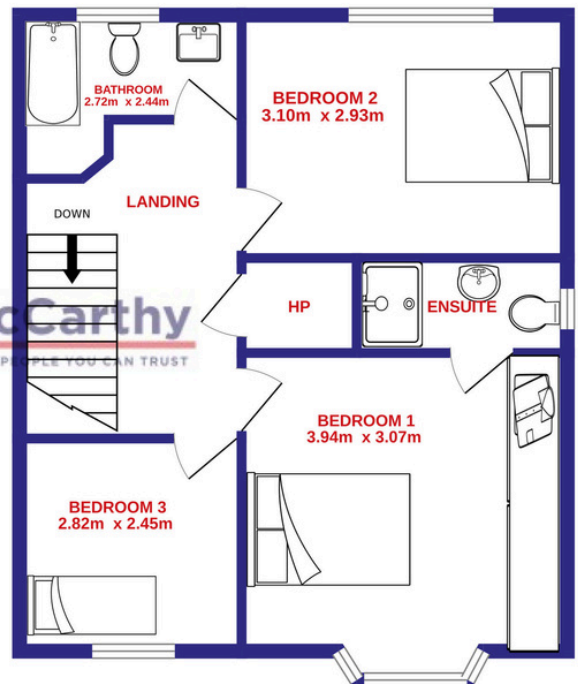
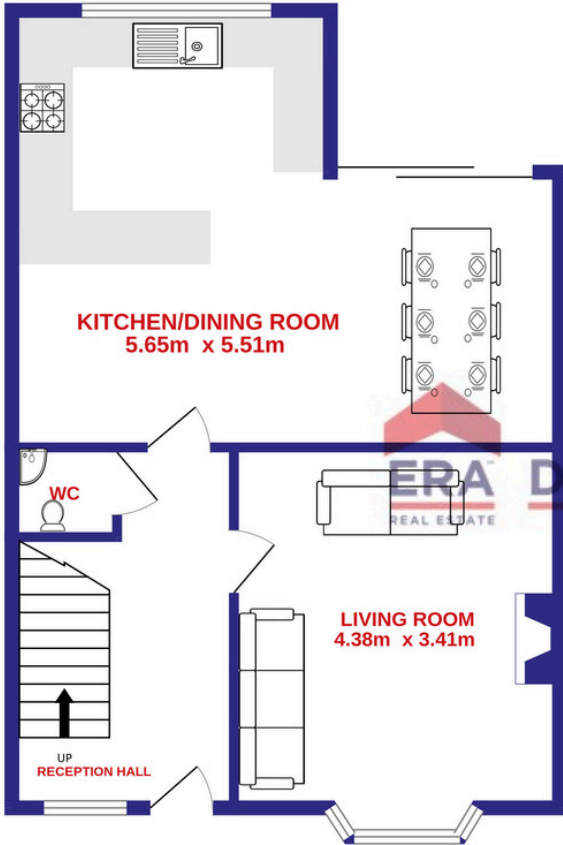
The front of the property has a driveway which can accommodate off street parking and a garden area which is laid to lawn.

The rear of the property is fully enclosed and boasts a superb west facing aspect.

# FLOOR PLAN

GROUND FLOOR

1ST FLOOR



ERA Downey McCarthy  
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THE PEOPLE YOU CAN TRUST



## | DIRECTIONS

Please see Eircode T12 T68X for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
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**sean@eracork.ie**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Stephanie O'Connell, Piarse Fitzgibbon Solicitors, Market Street, Listowel, Co. Kerry

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