

7 Bridgefield Grove, Curraheen, Bishopstown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this bright and beautifully presented two bedroom ground floor apartment, situated in a sought after and mature location within the popular Bridgefield development in Curraheen, Bishopstown. The property benefits from spacious accommodation and a superb, large rear garden. An ideal starter home or trade down property, viewing comes highly recommended.



AMV: €295,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 60 Sq. M. / 646 Sq. Ft.
- Built in 2008
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Beautifully presented throughout
- Two bedrooms
- Spacious accommodation
- Large rear garden area
- Much sought after and mature location
- Close to all amenities including MTU, CUH, CUMH and Wilton shopping centre
- On the 208 bus route

| OPEN PLAN

LIVING/DINING AREA

3.4m x 6.2m (11'1" x 20'3")

A PVC door with glass panelling leads you through to a bright and spacious open plan living/dining area. The room has a feature bay window to the front of the property, semi-solid timber flooring, neutral décor, two radiators, two light fittings, and ample power points. An opening allows access into the kitchen.



| KITCHEN

2.54m x 2.2m (8'3" x 7'2")

The kitchen has modern fitted units at eye and floor level to both sides with an extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, integrated fridge freezer, plumbing for a dishwasher, plumbing for a washing machine and a stainless steel sink. The area has tile flooring, one centre light fitting, power points and one window overlooking the side of the property.



| HALLWAY

2.88m x 1.97m (9'4" x 6'4")

The hallway has carpet flooring, neutral décor, one radiator, one centre light fitting and access to a hot press area which is shelved for storage. There is also access to a walk-in storage closet located off the hallway which has one centre light fitting.



| BEDROOM 1

3.07m x 3.29m (10'0" x 10'7")

This large double bedroom has high quality laminate timber flooring, one centre light fitting, six power points, built-in wardrobe units and one large radiator. A glass door with floor to ceiling windows to either side allows access out to the large rear garden.



| **BEDROOM 2**

2.74m x 3.7m (8'9" x 12'1")

Another spacious double bedroom has high quality laminate timber flooring, one centre light fitting, four power points, built-in wardrobe units and shelving, and one large radiator. A glass door with floor to ceiling windows to either side allows access out to the large rear garden.



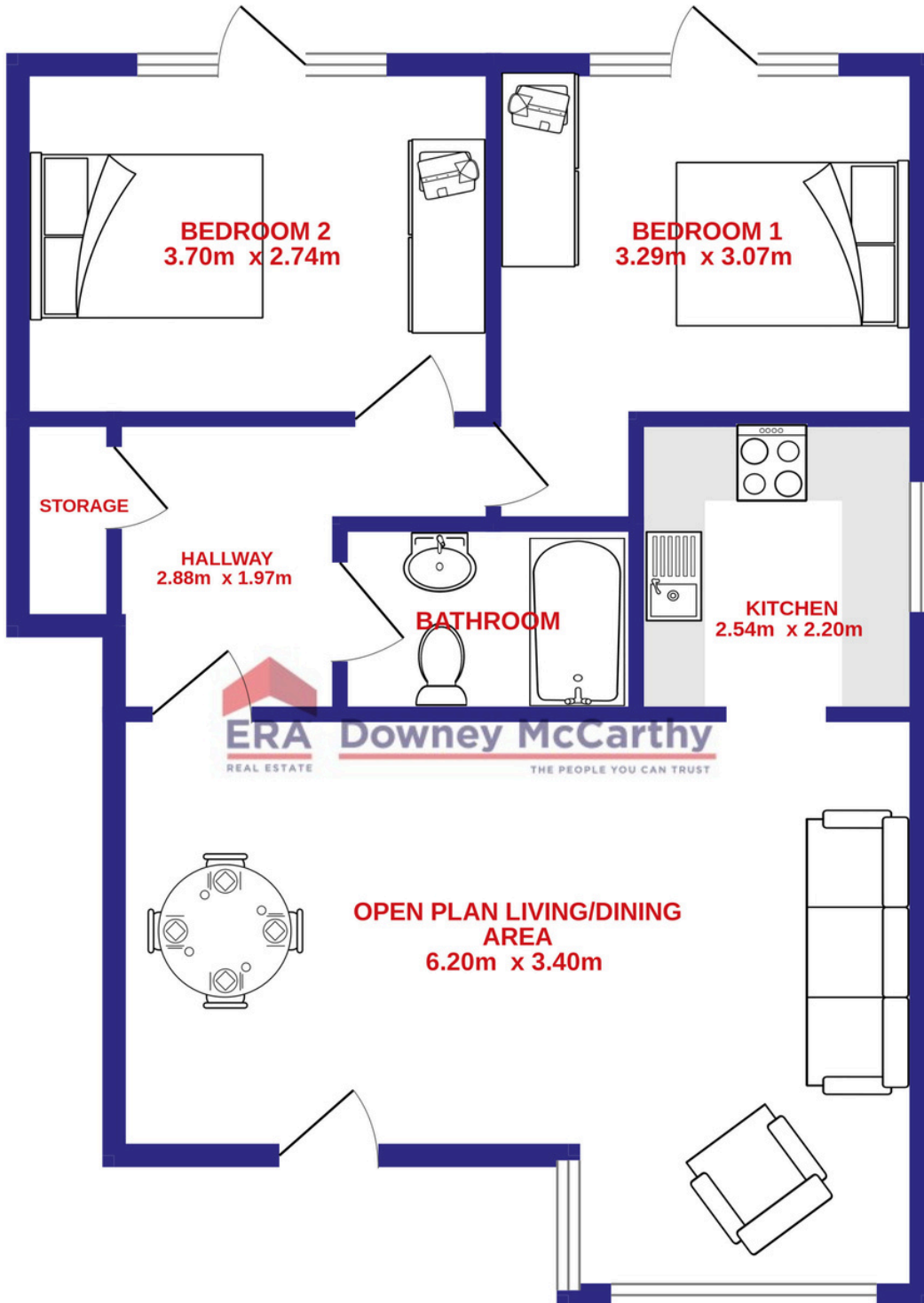
| **BATHROOM**

1.22m x 2.27m (4'0" x 7'4")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath, modern floor and wall tiling, one radiator, one centre light fitting, and an extractor fan.

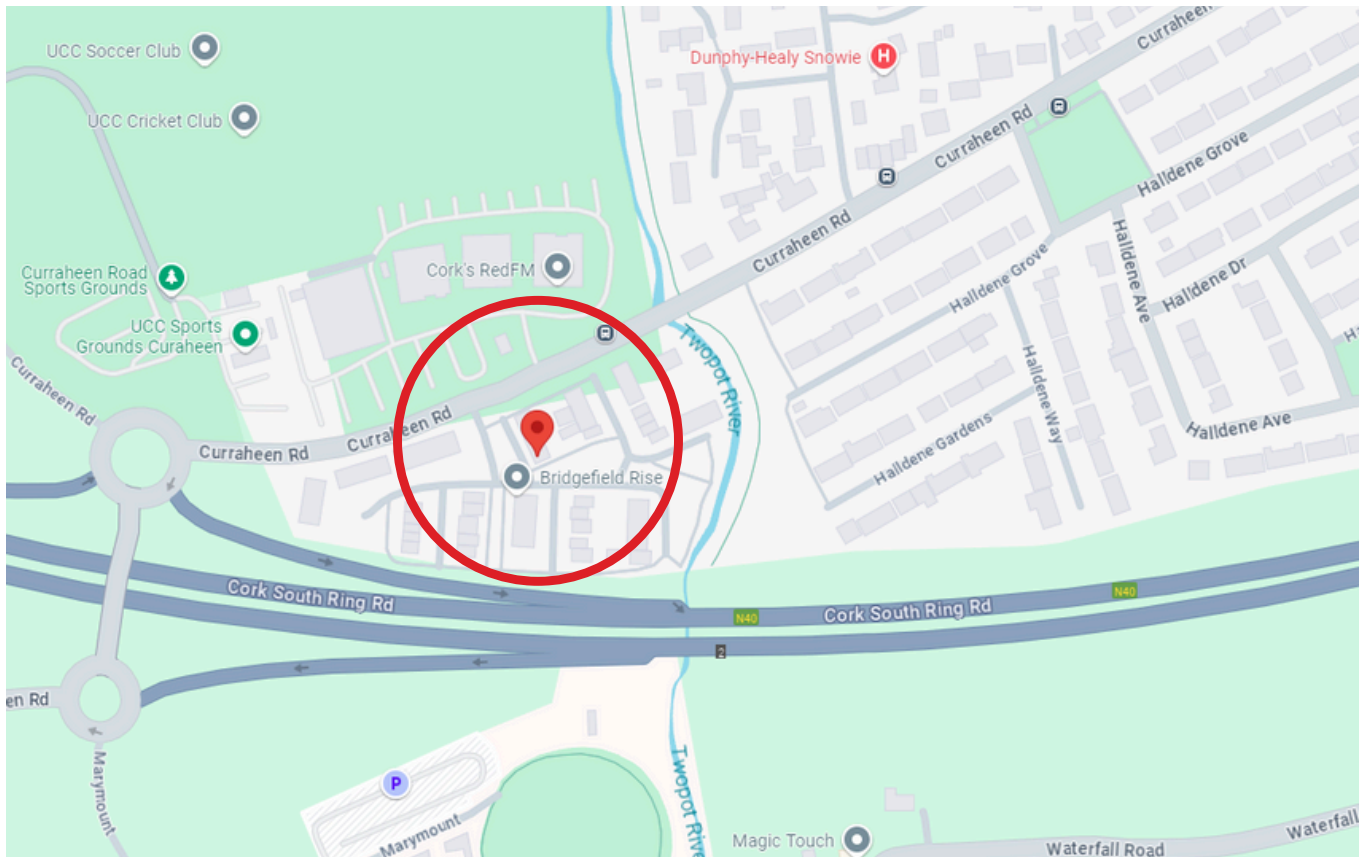


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 T2TR for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Judy O'Brien
083 0681921
judy@eracork.ie



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