



Downey McCarthy

...the people you can trust

'St Anthony's', 19 Kerry Road, Mayfield, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers are delighted to launch to the market this superbly presented three bedroom detached bungalow which sits on a large corner site (approx. c. 0.2 acres) and offers prospective purchasers the opportunity for further development subject to planning permission. The current owners have invested time and money to upgrade the home, with modern and attractive finishes throughout. Viewing comes highly recommended to appreciate what this property has to offer.



AMV: €395,000

BER E1

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PSRA No. 002584

| FEATURES

- Approx. 103.38 Sq. M. / 1,113 Sq. Ft.
- Upgraded Internal Wall insulation
- Built in 1950
- Site size approx. 0.2 acres
- Large corner site allows for further development potential subject to planning permission
- Attractive modern and neutral décor throughout
- Recently renovated
- New walk-in wardrobe
- Double glazed PVC windows
- Gas fired central heating
- Superb front, side and rear garden areas
- On the 208 bus route
- Easy access to N8 road network

| PORCH

1.15m x 2.12m (3'7" x 6'9")

Sliding doors allow access to the porch area which has tile flooring. A new composite door with frosted glass panelling allows access to the main reception hallway.



| RECEPTION HALLWAY

4.88m x 2.24m (16'0" x 7'3")

The bright and welcoming reception hallway has laminate timber flooring, two feature light pieces, attractive neutral décor, one radiator, two power points and access to all rooms. Also located off the hallway is a storage area which houses space for a washer and dryer.



| LIVING ROOM

3.85m x 3.54m (12'6" x 11'6")

The living room has one large window to the front of the property which allows extensive natural light to flood the area. The room has semi-solid oak timber flooring, a feature fireplace with stove insert, one centre light piece, ample power points and one radiator.



| KITCHEN/DINING

6.04m x 5.1m (19'8" x 16'7")

The kitchen features modern fitted units at eye and floor level with worktop counter and tiled splashback. The kitchen includes a stainless steel sink, an integrated oven/hob, dishwasher and space for fridge/freezer.

The superb modern kitchen/dining area with triple aspect features a mixture of both laminate timber and tile flooring. The room has three light pieces, a feature fireplace with stove insert, and ample power points throughout. Double doors allow access to the rear garden.



| **BEDROOM 1**

2.72m x 3.59m (8'9" x 11'7")

This double bedroom has one large window to the rear of the property, carpet flooring, one radiator and one centre light piece. A door allows access to the walk-in wardrobe.



| **WALK-IN WARDROBE**

3.7m x 2.2m (12'1" x 7'2")

This superb walk-in wardrobe which has been recently converted from the garage, features ample storage space. There is one window to the rear of the property, recessed spot lighting, one radiator and laminate timber flooring.



| **BEDROOM 2**

3.81m x 3.49m (12'5" x 11'4")

This double bedroom has one window to the rear of the property, laminate timber flooring, one radiator, built-in Slideroles and one centre light piece. A door allows access to the ensuite.



| ENSUITE

1.41m x 1.51m (4'6" x 4'9")

The ensuite features a three piece suite, modern floor and wall tiling, one centre light piece and a towel rail.



| BEDROOM 3

2.73m x 2.55m (8'9" x 8'3")

This bedroom has one large window to the side of the property, laminate timber flooring, ample power points, one radiator and one centre light piece.



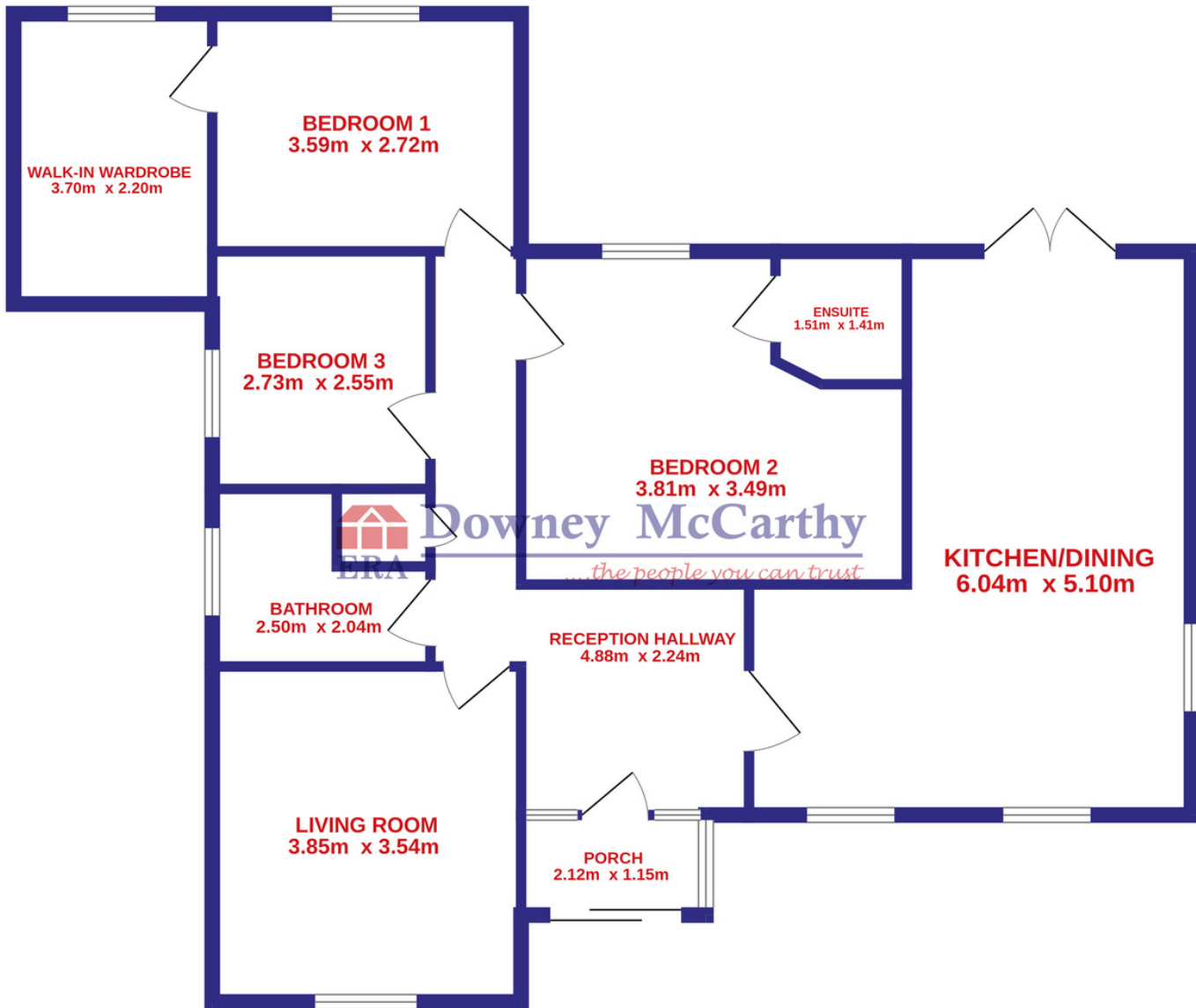
| BATHROOM

2.04m x 2.5m (6'6" x 8'2")

The beautifully appointed bathroom features a four piece suite with modern floor and wall tiling. There is one centre light piece, a frosted window to the side of the property and a wall-mounted radiator.



| FLOOR PLAN



TOTAL FLOOR AREA : 103.4 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 P25 N4X8 for directions.



| ALL ENQUIRIES TO:

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Solicitor Details:

Mortimer Kelleher, Foley Turnbull & Co. Solicitors, Ballincollig, Cork

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