



Downey McCarthy

....the people you can trust

11 Springfield Estate, Mayfield, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and recently remodernised three bedroom semi-detached property situated in the much sought after area of Springfield Estate, Mayfield. The property is tucked away within a quiet cul-de-sac within this highly desirable mature residential estate. The area offers close proximity to Cork city centre and a host of local amenities including primary and secondary schools, bus routes, supermarkets, shops and pubs. It is an easy commute to the North Ring Road, Jack Lynch Tunnel and all routes.



AMV: €285,000

BER D1

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 90 Sq.M. / 969 Sq. Ft.
- Built Approx. 1970
- BER D1
- Recently modernised throughout
- Situated within a cul-de-sac in this quiet and mature residential estate
- Double glazed PVC windows
- Gas fired central heating
- Three spacious bedrooms (1 x ground floor)
- Enclosed rear garden with superb decking area
- Off street parking
- Modern fitted kitchen
- Impressive flooring throughout
- Excellent location close to all amenities including primary and secondary schools, bus routes, supermarkets, shops and pubs

| PORCH

A sliding door allows access to a porch area which has tile flooring and in turn allows access to a teak door with glass centre and side panelling.

| RECEPTION HALLWAY

2.95m x 1.93m (9'6" x 6'3")

A spacious reception hallway has attractive décor with high quality laminate timber flooring. The area has one radiator with radiator cover, two power points and one centre light piece.

| LIVING ROOM

3.8m x 3.9m (12'4" x 12'7")

A superb main living room has one window to the front of the property which floods the room with natural light and is accompanied with a Venetian blind. The room has high quality laminate timber flooring and attractive décor. There is one centre light piece, one large radiator with radiator cover, seven power points, one television point and one telephone point.



| OPEN PLAN KITCHEN/DINING

5.4m x 2.7m (17'7" x 8'8")

This spacious open plan kitchen/dining area features modern fitted units in a U-shape with extensive worktop counter and tiled splashback. The kitchen includes an integrated oven and hob, double Belfast style sink and the room is finished with laminate timber flooring throughout. One window overlooks the rear garden and double doors allow access to a superb decking area from the dining accommodation. The area has ample dining space, two light pieces, one large radiator and cleverly enclosed are three built-in units housing the fridge freezer, washing machine, dryer and storage space.



| BEDROOM 3

3.3m x 2.9m (10'8" x 9'5")

Located on the ground floor, this spacious double bedroom has one window to the front of the property including a Venetian blind. The room has high quality laminate timber flooring, attractive neutral décor, one large radiator, four power points and one centre light piece.

| FAMILY BATHROOM

1.7m x 2.7m (5'5" x 8'8")

Located on the ground floor, the main family bathroom features a four piece suite and impressive PVC wall and ceiling panelling. One window faces the rear of the property and there is one centre light piece, one extractor fan, one radiator, laminate timber flooring and built-in storage under the sink.



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.

| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one smoke alarm and an access hatch to roof space.

| BEDROOM 1

3.8m x 3.95m (12'4" x 12'9")

A superb double bedroom has one window to the front of the property including a Venetian blind. The room has high quality laminate timber flooring and a fantastic array of Sliderobe fitted units on both sides of the room adding extensive storage space. There is one recessed spot light, six power points and one radiator.



| BEDROOM 2

5.34m x 2.17m (17'5" x 7'1")

A spacious double bedroom has one window to the rear of the property including a Venetian blind. The room has high quality laminate timber flooring, attractive décor, one centre light piece, one large radiator, four power points and a door from the room allows access to w.c. An open arch from this room also allows access to a purpose built work area within the roof space.



| W.C

1.96m x 1.7m (6'4" x 5'5")

The w.c features a two piece suite, one wall-mounted light piece, one extractor fan, one radiator, laminate timber flooring and built-in storage under the sink.



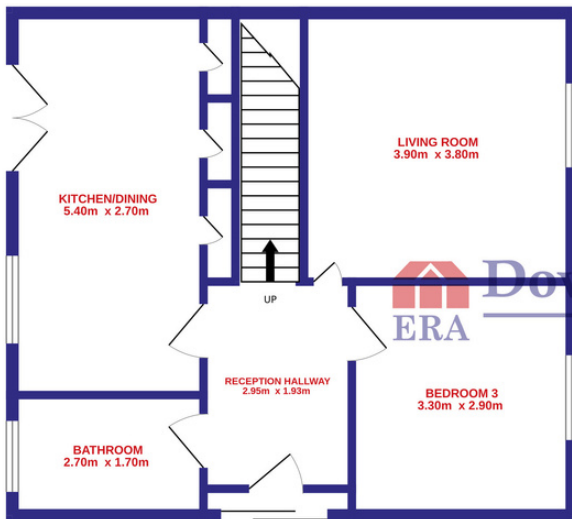
| PURPOSE BUILT WORK AREA

This versatile area which is located directly off bedroom 2 has been finished with laminate timber flooring, two wall-mounted light pieces, two power points and access to storage within the eaves of the roof is gained from here.

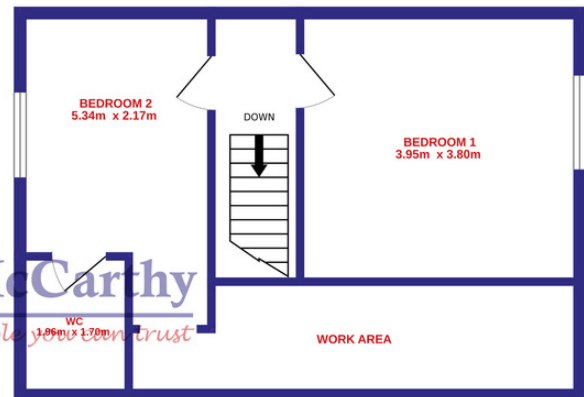


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



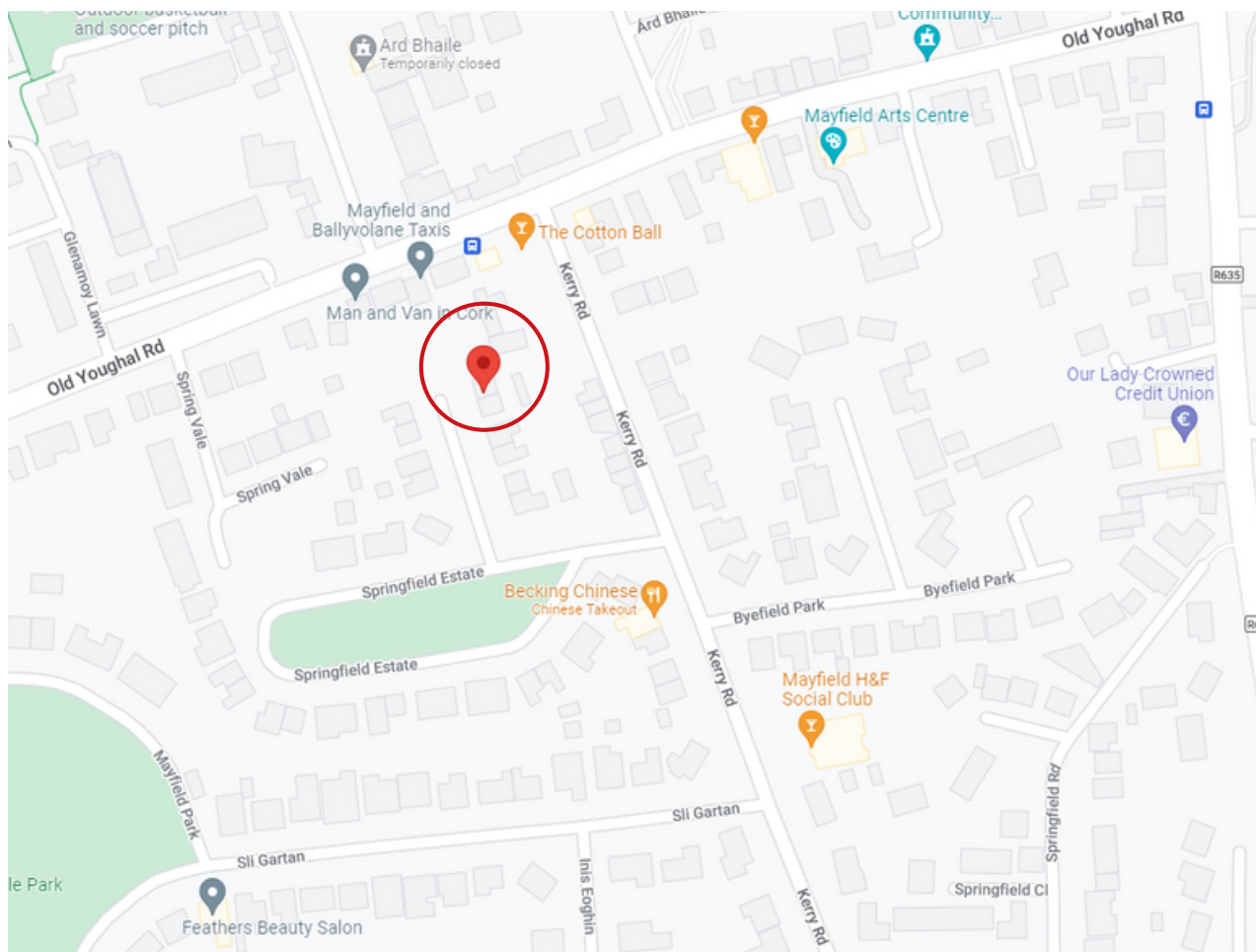
TOTAL FLOOR AREA : 90.0 sq.m. approx.

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 T23 E1W1 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



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