



# Downey McCarthy

*...the people you can trust*

## St. Michael's, 13 Mayfield Park, Mayfield, Cork



ERA Downey McCarthy are delighted to offer to the market this adorable, picturesque and extended two bedroom semi-detached bungalow located on a very impressive and mature site that offers beautiful, private and spacious gardens to the rear. The site benefits from a very large rear garden with immense potential, and its location, overlooking Mayfield Park, in a sought after area close to Montenotte, Mayfield, Silversprings and Cork city centre. Viewing comes highly recommended to appreciate what this property has to offer.



**AMV: €295,000**

**BER E2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 95.16 Sq. M. / 1,024 Sq. Ft.
- Built in 1963 approx.
- BER E2
- Most impressive and very large rear garden
- The site may have some development potential subject to planning permission
- Detached garage/shed
- Two spacious double bedrooms
- Double glazed PVC windows
- Natural gas fired central heating
- Off street parking
- Great location close to a host of amenities
- Close proximity to Cork city centre
- Easy access to the N8 road network
- On the 208 bus route

## | RECEPTION HALLWAY

6.57m x 2.69m (21'5" x 8'8")

A solid PVC door with frosted centre glass panelling allows access to the main reception hallway. The hallway has carpet flooring, a smoke alarm, one large radiator and solid doors leading to all rooms. The hot press is located off the hallway.

## | SITTING ROOM

3.77m x 3.93m (12'3" x 12'8")

The main living room has one large window to the front of the property, carpet flooring and the original feature fireplace. An open archway allows access to the dining room.



## | DINING ROOM

3.25m x 3.77m (10'6" x 12'3")

The dining room has one window to the rear of the property, carpet flooring and neutral décor.

## | LIVING ROOM

3.92m x 3.88m (12'8" x 12'7")

The living room has original wooden flooring, one window to the side of the property, radiator and a brick fireplace which is plumbed for gas fire. A door allows access to the extension/ kitchen.



## | KITCHEN

2.81m x 3.91m (9'2" x 12'8")

The kitchen is flooded with natural light with one window to the rear of the property, a frosted glass door allowing access to the side and a Velux window. This room has solid fitted units at floor level with worktop counter and tile splashback, space for an oven, plumbing for a washing machine and tile flooring. The gas boiler is housed within this room.

## | BEDROOM 1

2.9m x 3.72m (9'5" x 12'2")

This spacious double bedroom has one window to the front, carpet flooring, a large radiator and fitted wardrobe units.

## | BEDROOM 2

2.4m x 3.82m (7'8" x 12'5")

This spacious double bedroom has one window to the side of the property, laminate timber flooring, a radiator and fitted wardrobe units.

## | BATHROOM

1.72m x 2.48m (5'6" x 8'1")

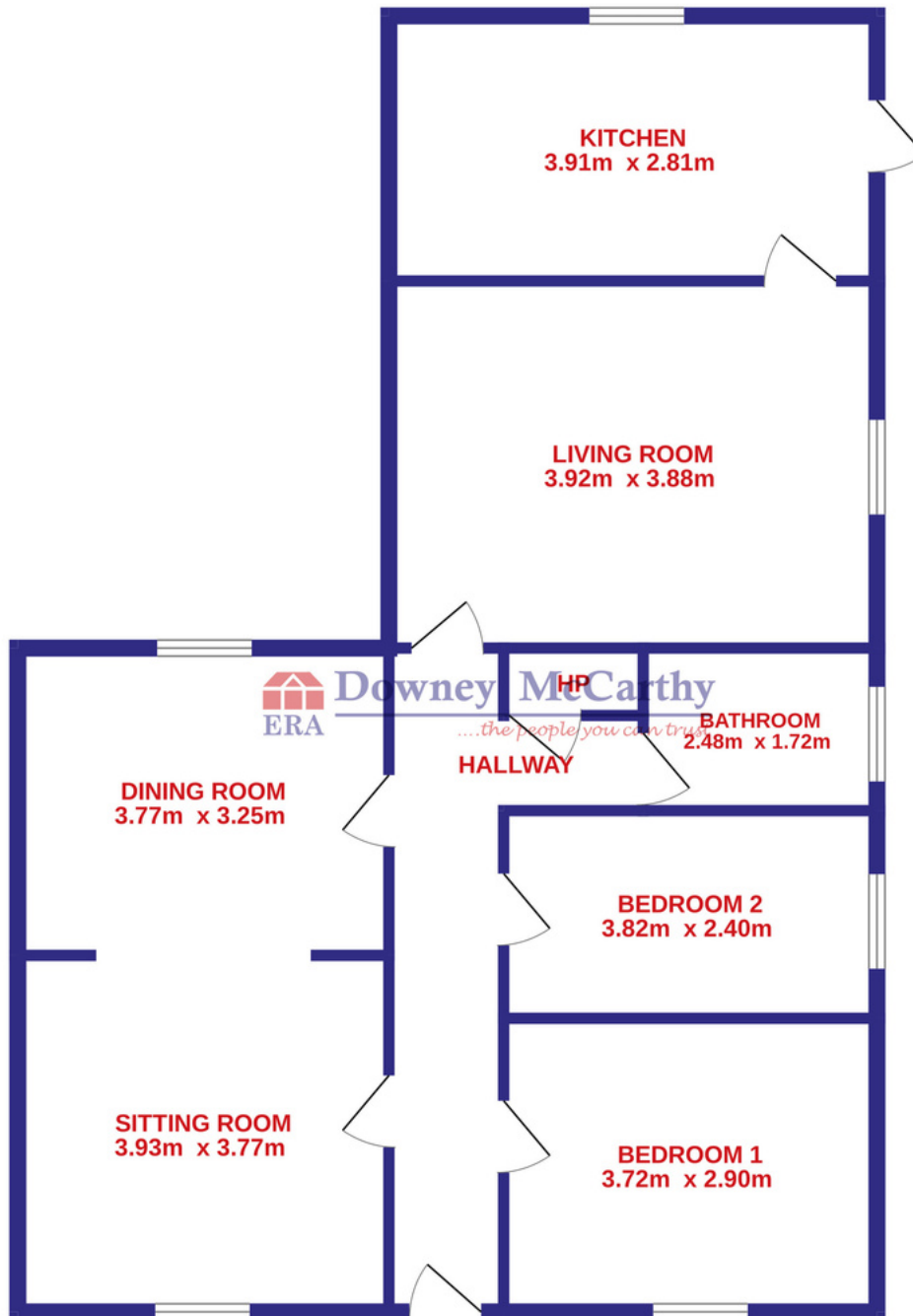
The family bathroom features a three piece suite including a shower cubicle which incorporates a Mira Sport electric shower, one frosted window to the side of the property, floor and wall tiling and one radiator.

## | GARDENS AND EXTERIOR



**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.

# | FLOOR PLAN



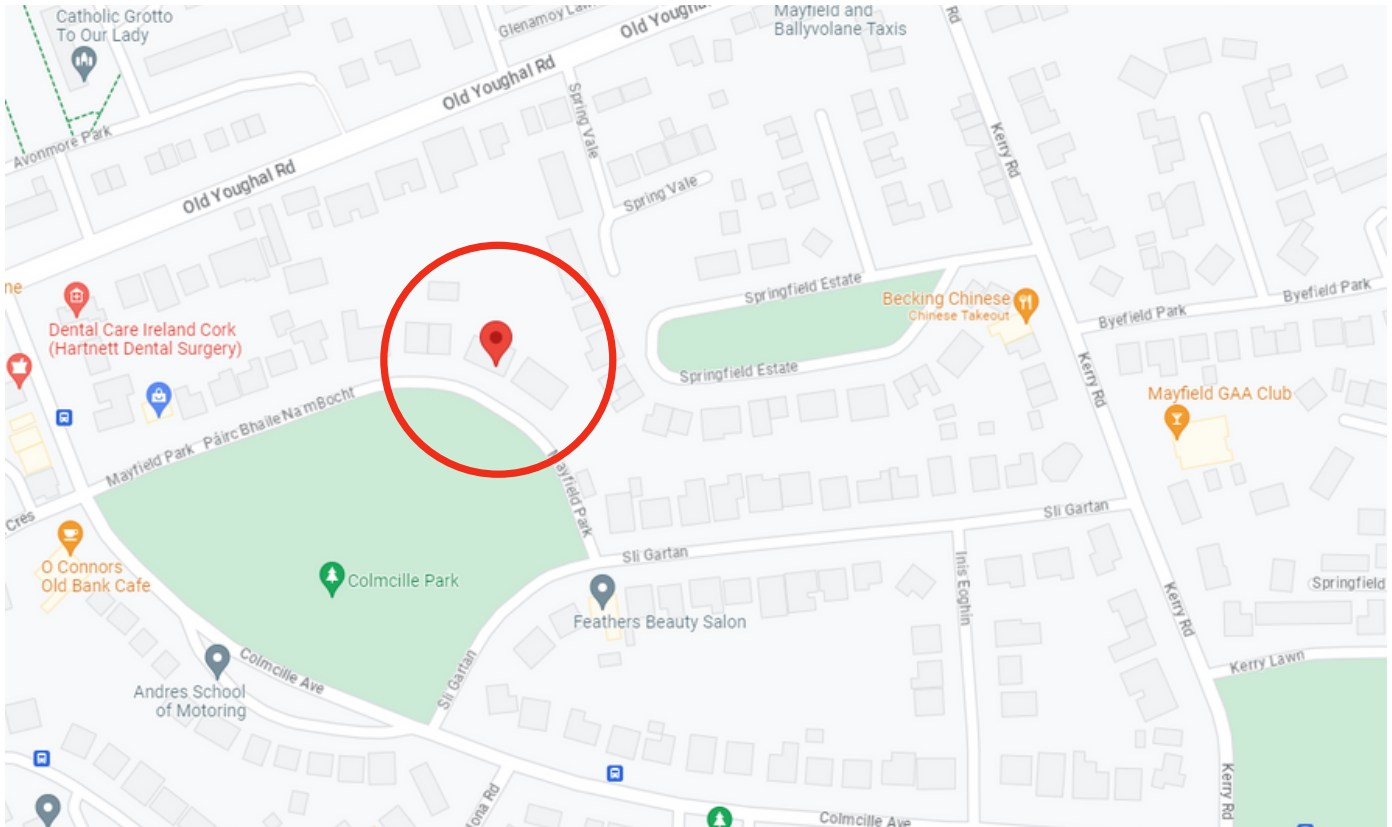
TOTAL FLOOR AREA : 95.2 sq.m. approx.

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 C7Y2 for directions.



## | ALL ENQUIRIES TO:

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 **Downey McCarthy**  
...the people you can trust



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### Solicitor Details:

Kevin O' Donoghue, O'Donoghue & Associates Solicitors, Trinity House, 8 Georges Quay, Cork

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