

19 Maymount, Friars Walk, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market superbly positioned two bedroom mid-terraced property with the added benefit of a two storey rear extension and an attic conversion. The property is in a much sought after location close to all local amenities including bars, restaurants, shops, schools, The Lough, UCC and Cork city centre.



AMV: €265,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 92 Sq. M. / 990 Sq. Ft.
- Built approx. 1890
- BER C2 with potential to increase to A2
- Magnificent two storey extension
- Double glazed windows
- Composite front door
- Oak flooring throughout the ground floor
- Impressive fitted kitchen
- Newly refurbished bathroom
- Two spacious bedrooms
- Attic conversion
- Enclosed rear yard
- Wood pellet stove and solid fuel stove in main living room
- Ideal residential location close to all local amenities including bars, restaurants, shops, schools, The Lough
- 10 minute walk to Cork city centre
- Off street parking for one car
- Rental potential of c. €1,700 per month
- Ideal first time buy/investment

| RECEPTION HALLWAY

3.65m x 1m (11'9" x 3'2")

A composite front door with stain glass top panelling and fan light allows access to the main reception hallway. The area features impressive oak timber flooring, a smoke alarm and covings surrounding the ceiling and centre light piece. An open arch at the rear of the hallway allows access to a magnificent open plan lounge area which interconnects into the extended kitchen/dining.

| LIVING ROOM

3.3m x 3.3m (10'8" x 10'8")

A cozy main living room has a window to the front of the property including a Venetian blind. The room has high quality laminate timber flooring, attractive décor and covings surrounding the ceiling and centre light piece. There is a solid fuel stove fitted with an adjoining alcove which is shelved for storage. There are ten power points, one telephone point and one television point.



| LOUNGE

3.2m x 4.55m (10'4" x 14'9")

This superb room has solid oak timber flooring, impressive décor, one centre light piece, one smoke alarm and a feature wood pellet stove. There is wall-mounted shelving, six power points, one television point, one telephone point and an open walk way leads to the kitchen/dining area.



| KITCHEN/DINING

2.3m x 4.3m (7'5" x 14'1")

A light filled rear extension accommodates the kitchen/dining area. The kitchen is finished with oak fitted units at eye and floor level with extensive worktop counter and tile splashback, a stainless steel bowl and a half sink and an integrated microwave, dishwasher, oven, hob, extractor fan, fridge and freezer. The kitchen has tile flooring, recessed spot lighting, one window overlooking the rear of the property with a Venetian blind and double doors allow access to the rear yard.

The spacious dining area features oak timber flooring and one centre light piece.



| **BEDROOM 1**

3.2m x 4.4m (10'4" x 14'4")

A spacious double bedroom has two windows to the front of the property, both including Venetian blind, a curtain rail and curtains. The room has carpet flooring, built-in storage space, an original fireplace, one centre light piece and four power points.



| **BEDROOM 2**

3.1m x 2.75m (10'1" x 9'0")

A spacious double bedroom has one window to the rear of the property, impressive Sliderobe fitted units, wall-mounted shelving, carpet flooring, original fireplace, one centre light piece, children's décor and four power points.



| **BATHROOM**

2.4m x 2.1m (7'8" x 6'8")

An impressive recently remodelled bathroom features a double walk-in shower with impressive tiling and a Mira sport electric shower. The room has one centre light piece, one extractor fan, one window to the rear, tile flooring, wall-mounted heater and wall-mounted shelving.



| SECOND FLOOR STAIRS AND LANDING

A full staircase allows access to the superb converted attic space.

| ATTIC CONVERSION

3.1m x 4.3m (10'1" x 14'1")

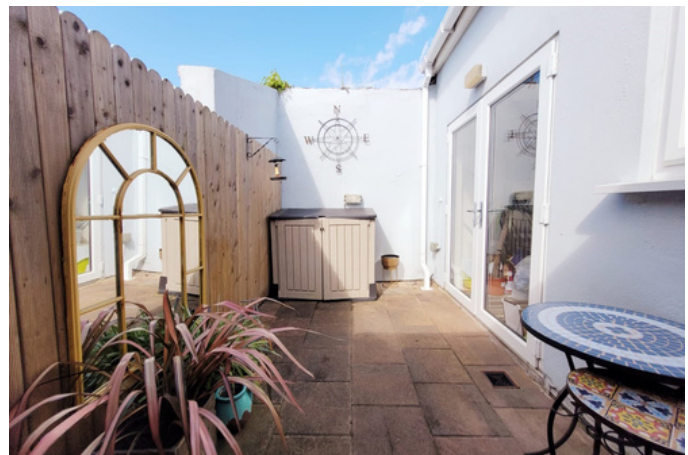
The attic conversion has a large Velux window to the rear of the property which floods the room with natural light. The area has carpet flooring, two wall-mounted light pieces, ample power points and an L-shaped built-in workstation.



| EXTERNAL

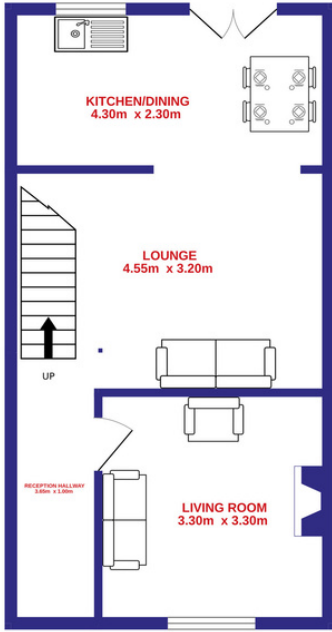
The front of the property features a gravel driveway with off street parking for one car. There is a raised flowerbed located here.

The rear of the property is fully enclosed with a compact rear yard boasting a patio area finished with attractive paving slabs and external lighting.

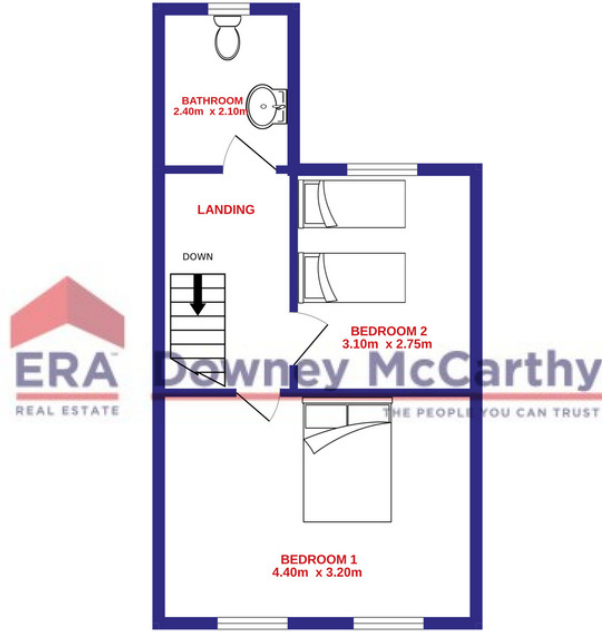


FLOOR PLAN

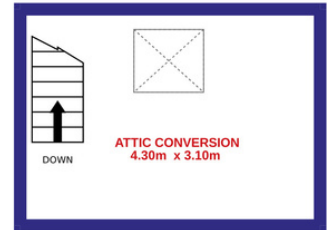
GROUND FLOOR



1ST FLOOR



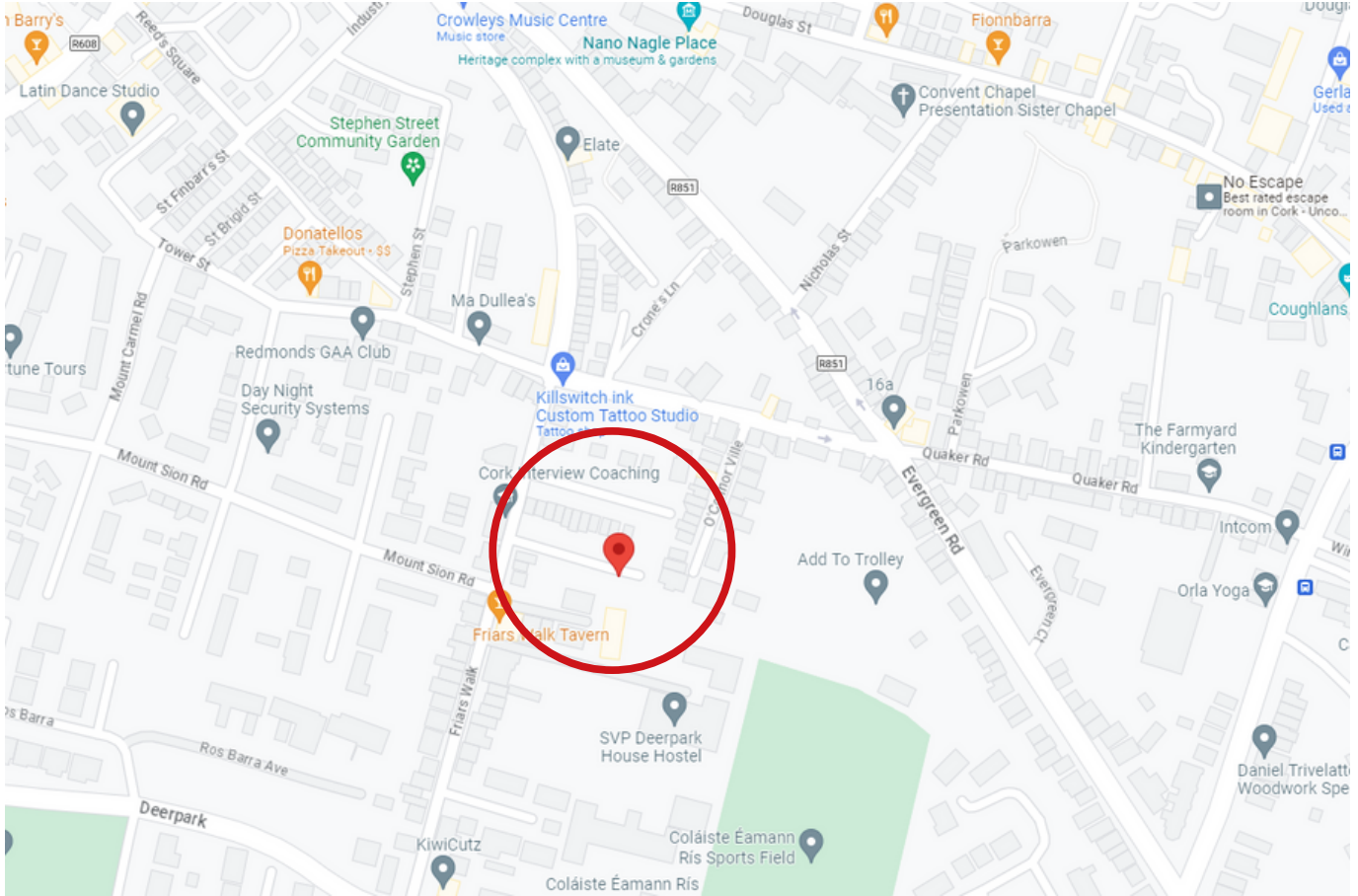
2ND FLOOR



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 T12 N27E for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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