

'St. Joseph's', 17 Sli Gartan, Mayfield, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this well-presented and extended four/five bedroom semi-detached bungalow situated in the mature and much sought after area of Slí Gartan in Mayfield, Cork. This property offers a super back garden and exceptional potential, with options to convert the fully floored attic, and/or repurpose the rear extension as a self-contained unit. The property is ideally located within close proximity to the city centre and a host of local amenities including primary and secondary schools, bus routes, supermarkets, shops and pubs.

Accommodation within the property consists of porch, reception hallway, living room, kitchen/dining room, rear hall/utility room, shower room, four/five spacious bedrooms, and the main bathroom.

AMV: €350,000

BER C3

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PSRA No. 002584

| FEATURES

- Superb family home with great potential
- Approx. 125.13 Sq. M. / 1,347 Sq. Ft.
- Built in 1950 approx.
- BER C3
- Four/five spacious bedrooms
- Solar panels
- Super, spacious back garden
- Floored attic suitable for conversion
- Extended to the rear
- Possible self-contained unit for family/investment
- Detached garage
- Well-maintained throughout
- Situated within a quiet and mature residential area
- Located close to all amenities including primary and secondary schools, bus routes, supermarkets, shops and pubs
- On the 208 bus route

| PORCH

1.1m x 1.27m (3'6" x 4'1")

Sliding glass doors allow access into the porch, which has tile flooring. A PVC door with centre glass panelling allows access to the main reception hallway.



| RECEPTION HALLWAY

4.12m x 4.52m (13'5" x 14'8")

The hallway has carpet flooring, a large radiator, centre light fitting, access to the electrical service board, and a Stira staircase allowing access to the fully floored attic.



| LIVING ROOM

4.24m x 4.35m (13'9" x 14'2")

A spacious living room with a feature bay window to the front of the property, allowing extensive natural light to flood the area. The room has a fireplace with an electric insert, a centre light fitting, two radiators, built-in display units and wooden flooring.



| KITCHEN/DINING

6.84m x 2.66m (22'4" x 8'7")

This large kitchen/dining area has one Velux window for extra light, and a window overlooks the side of the property, and a door allows access to same. There is ample dining/living space, a fireplace and carpet flooring.

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, tile flooring, recessed spot lighting, a stainless steel sink, integrated oven/hob/extractor fan, space for a fridge freezer, and a door from here allows access to the rear hall/utility room.



| REAR HALL/UTILITY

3.96m x 2.51m (12'9" x 8'2")

The rear hall/utility room has one window to the side of the property, tile flooring, centre light fitting, plumbing for a washing machine, space for a fridge freezer, access to the gas boiler, and doors lead through to the shower room and two rear bedrooms, respectively.



| SHOWER ROOM

2.29m x 1.63m (7'5" x 5'3")

The shower room features a three piece suite including a built-in shower cubicle incorporating a Triton T90 Z electric shower, attractive floor and wall tiling, frosted window to the side, centre light fitting, and a radiator.



| BEDROOM 1

4.25m x 4.4m (13'9" x 14'4")

This large double bedroom has a feature bay window overlooking the front of the property, built-in wardrobe unit for storage, centre light fitting, radiator and carpet flooring.



BEDROOM 2

3.92m x 2.67m (12'8" x 8'7")

Another generous sized double bedroom has a window to the side of the property, centre light fitting, radiator and carpet flooring,



BEDROOM 3

2.76m x 2.63m (9'0" x 8'6")

This bedroom has a window to the rear of the property, centre light fitting, radiator and carpet flooring.



BEDROOM 4

3.24m x 2.99m (10'6" x 9'8")

Situated to the back of the extension this double bedroom has a window overlooking the garden, to the side of the property, radiator, centre light fitting, carpet flooring, and neutral décor. A door allows access to bedroom 5/office.



| OFFICE/BEDROOM 5

1.81m x 2.91m (5'9" x 9'5")

This versatile room could be a home office or study and has one window to the side of the property, radiator, centre light fitting and carpet flooring.



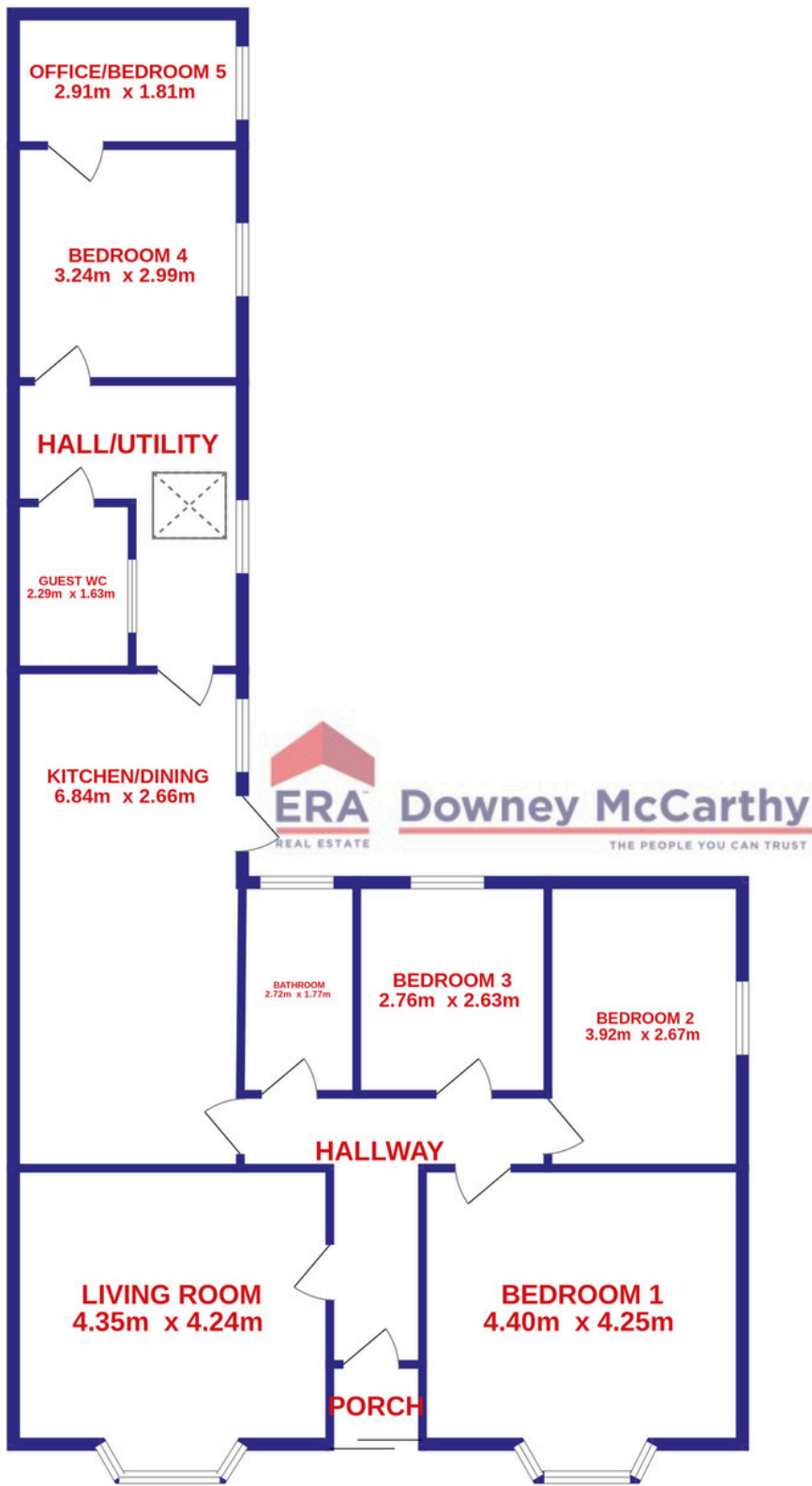
| MAIN BATHROOM

2.72m x 1.77m (8'9" x 5'8")

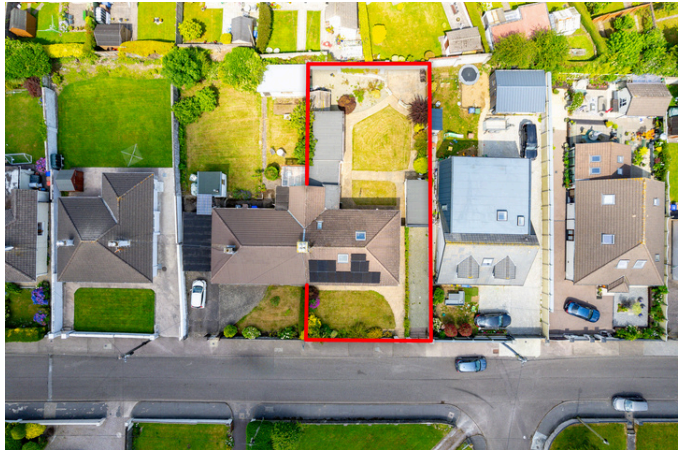
The main bathroom features a three piece suite, floor and wall tiling, a frosted window to the rear of the property, centre light fitting and a radiator.



| FLOOR PLAN



| GARDENS AND EXTERIOR



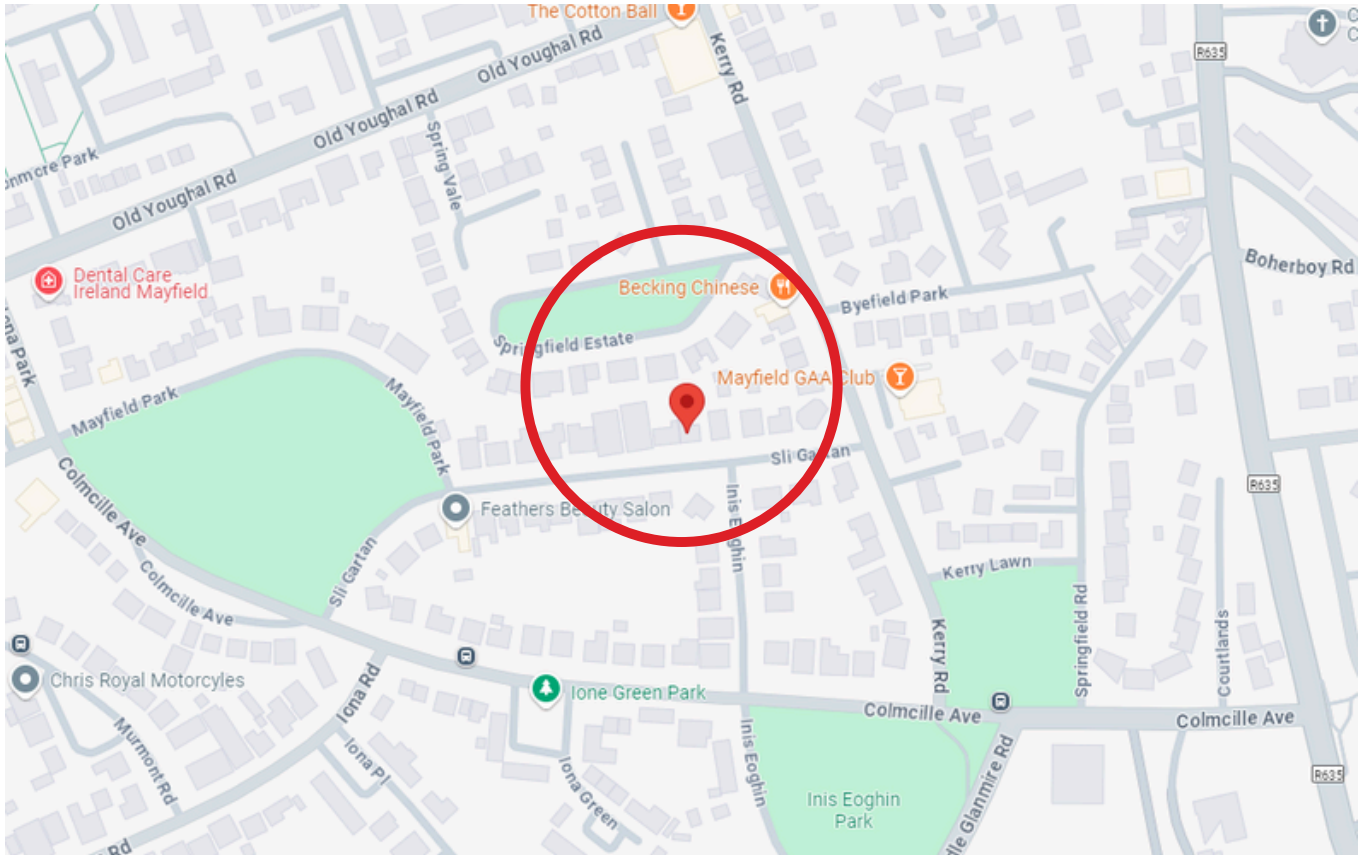
The front of the property has a garden area which is laid to lawn with mature shrubs and plants abounding. The area is fully enclosed with fencing and block built walls, and secure wrought iron gates allow access to a driveway which can accommodate ample off street parking.

A secure side gate allows access to the garage and the rear of the property.

The rear of the property is fully enclosed to all sides with timber fencing and a block built wall. There is a bright and spacious garden which is laid to lawn, and a raised patio area ideal for summer entertaining.

| DIRECTIONS

Please see Eircode T23 Y5P6 for directions.



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