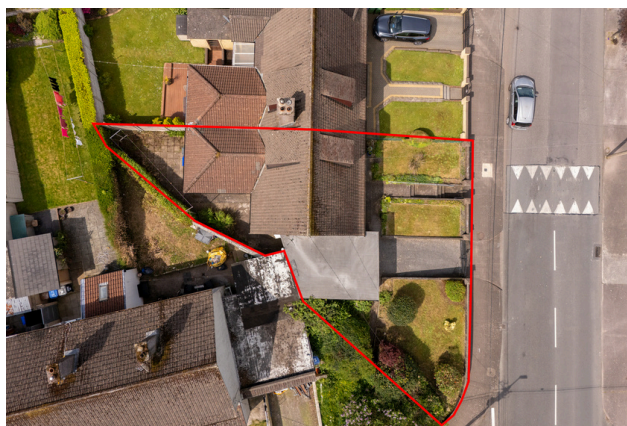


63 Colmcille Avenue, Mayfield, Cork



ERA Downey McCarthy are delighted to offer to the market this most attractive and spacious, four bedroom semi-detached, Dutch style dormer bungalow. Situated on a large corner site, along with a garage to the side, No. 63 is located in a much sought after area close to Montenotte, Mayfield, Silversprings and Cork city centre, and it is within a few minute's walk of all essential amenities including schools and shops etc.



AMV: €250,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 89.86 Sq. M. / 967 Sq. Ft.
- Built in the 1950's approx.
- Four bedrooms
- Garage ideal for conversion
- Large corner site
- South facing rear aspect
- 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

2.36m x 4.24m (7'7" x 13'9")

A solid teak door with centre glass panelling allows access into the reception hallway. The hallway has laminate timber flooring, one centre light fitting, a smoke alarm, a fuse board, extensive under stair storage, one large radiator and solid doors leading to all ground floor rooms.



| GUEST W.C

1.58m x 0.87m (5'1" x 2'8")

The guest w.c features a two piece suite, one frosted window to the front, floor and wall tiling, one centre light fitting and a towel rail.



| LIVING ROOM

4.35m x 3.48m (14'2" x 11'4")

The main living room has timber flooring, a beautiful feature fireplace, neutral décor, centre light fitting, power points and double doors allowing access into the kitchen/dining area.



| KITCHEN/DINING

4.22m x 3.77m (13'8" x 12'3")

The spacious kitchen/dining area is dual aspect, with one window to the rear, another window to the side and a door allowing access out to the rear. The kitchen features fitted units at eye and floor level with extensive worktop counter and tile splashback, plumbing for a washing machine, space for oven/hob/extract fan, stainless steel sink, radiator, tile flooring, centre light fitting, recessed spot lighting and space for a fridge freezer.



| **BEDROOM 1**

3.91m x 3.16m (12'8" x 10'3")

Located on the ground floor, this spacious double bedroom has one window to the rear of the property, high quality laminate timber flooring, one radiator and one centre light fitting.



| **BEDROOM 4/OFFICE**

2.2m x 2.44m (7'2" x 8'0")

This room could be used as a home office or a study or as an additional bedroom. There is one window to the front of the property, laminate timber flooring, one radiator, fitted storage units and one centre light fitting.



| **STAIRS AND LANDING**

1.85m x 3.23m (6'0" x 10'5")

The stairs and landing have carpet flooring throughout. At the top of the landing there is a storage press and a Stira staircase allowing access to the attic.



| **BEDROOM 2**

3.2m x 3.04m (10'4" x 9'9")

This double bedroom has one window overlooking the rear of the property, timber flooring, fitted storage unit, one radiator and one centre light fitting.



| **BEDROOM 3**

2.58m x 3.28m (8'4" x 10'7")

This bedroom has a window to the side of the property, timber flooring, fitted storage unit, radiator and centre light fitting.



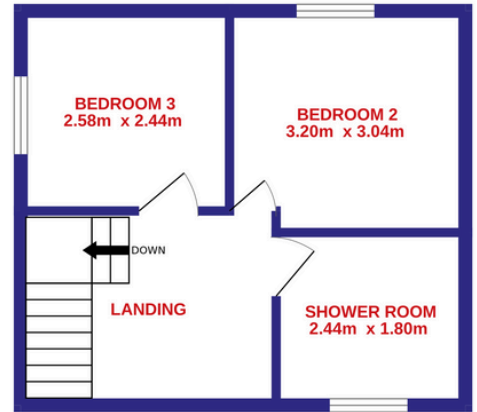
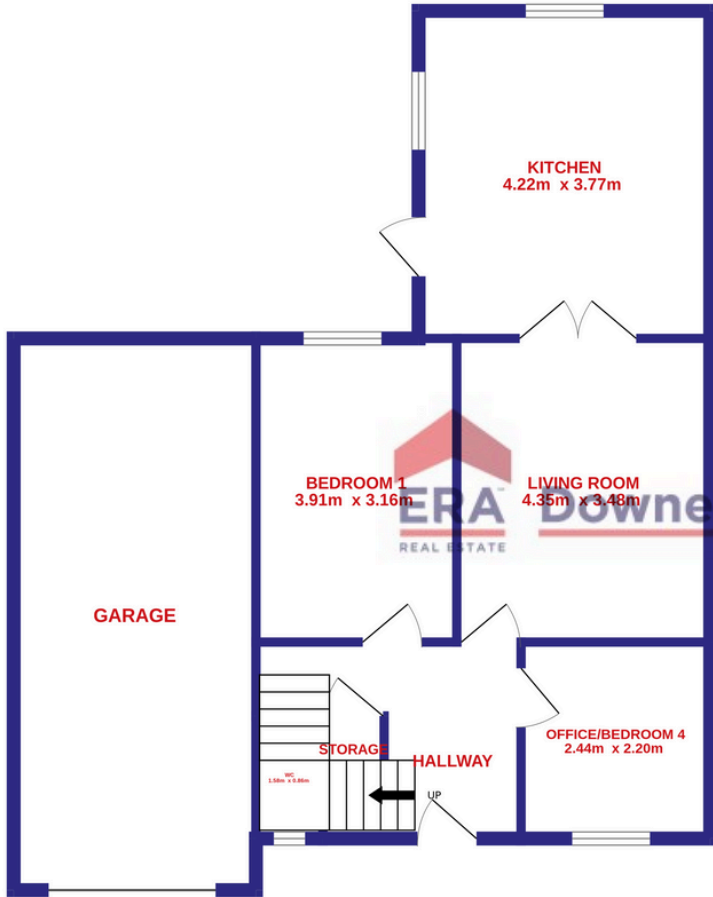
| **MAIN BATHROOM**

1.8m x 2.44m (5'9" x 8'0")

The bathroom features a three piece suite including a shower cubicle incorporating a Triton T90 SI electric shower, one window to the front, lino flooring, wall tiling, one radiator and one centre light fitting.

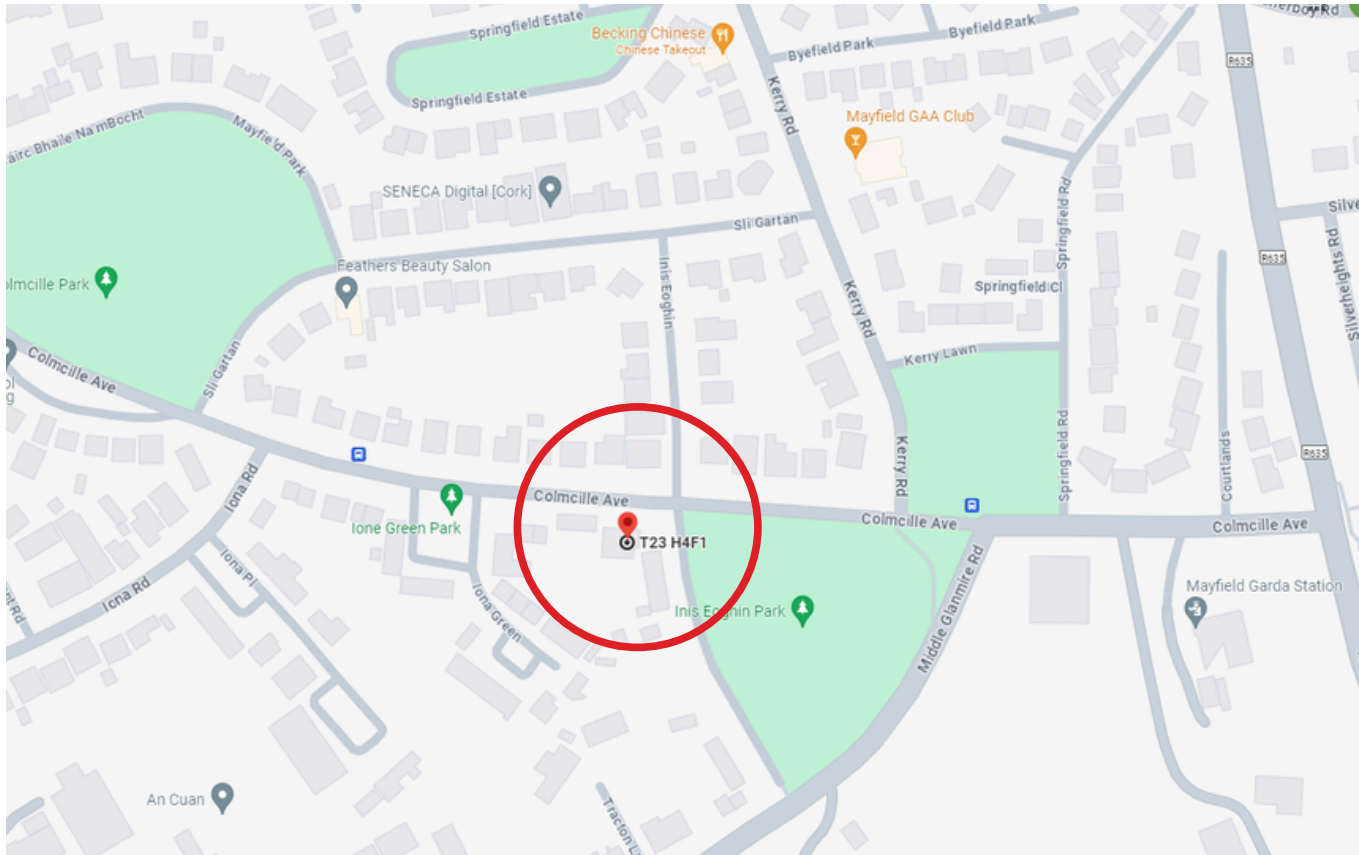


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T23 H4F1 for directions.



| ALL ENQUIRIES TO:



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