



# Downey McCarthy

*...the people you can trust*

## 4 The Crescent, College Wood, Mallow, Co. Cork



ERA Downey McCarthy are pleased to present to the market this three bedroom, semi-detached property situated in the popular residential estate of College Wood, within walking distance of Mallow town centre and its amenities as well as being within easy access of the N20 Cork - Limerick road.

Accommodation consists of reception hallway, guest w.c, living room, open plan kitchen/dining area and utility room on the ground floor while upstairs the property offers three bedrooms, one en-suite and a main family bathroom.

**AMV: €175,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 101 Sq. M. / 1,087 Sq. Ft.
- Built in 2004
- BER C1
- Gas fired central heating
- Three bedrooms
- Fully enclosed rear garden
- 10 minutes' walk to Mallow town centre
- 30 minutes' drive to Cork city centre
- Easy access to the N20 road network
- Close to local amenities including shops, schools, nature walks, golf club, playgrounds

## | RECEPTION HALLWAY

5.85m x 1.96m (19'1" x 6'4")

A part glazed front door allows access to the main reception hallway. The hallway has one centre light piece, one wall-mounted radiator, power points, a telephone point, tiled flooring and under-stair storage space.

## | GUEST W.C

1.95m x 0.77m (6'3" x 2'5")

The guest w.c features a two piece suite, one centre light piece, an extractor fan and tiled flooring.

## | LIVING ROOM

2.55m x 2.92m (8'3" x 9'5")

The main living room has a bay window to the front of the property, with roller blinds, which allows extensive natural light to fill the room. Other features include one centre light piece, one wall-mounted radiator, laminate timber flooring, a cast-iron solid fuel fireplace, ample power points and a television point.



## | OPEN PLAN DINING ROOM

3.77m x 2.73m (12'3" x 8'9")

The dining area has one centre light piece, one wall-mounted radiator, one sliding patio door to the rear garden and patio area, tiled flooring.



## | KITCHEN

4.62m x 2.05m (15'1" x 6'7")

The kitchen area has one centre light piece, one wall-mounted radiator, tiled flooring, fitted kitchen units at eye and floor level, an electric hob, oven and a door allowing access to the utility room.



## | UTILITY ROOM

1.68m x 1.19m (5'5" x 3'9")

The utility room has one centre light piece, a door allowing access to the rear garden, fitted units housing the gas fired burner and plumbing for a washing machine.

## | STAIRS AND LANDING

3.61m x 1.9m (11'8" x 6'2")

The stairs and landing is carpeted throughout. At the top of the landing area there is access to the hot press and attic.

## | **BEDROOM 1**

3.29m x 3.54m (10'7" x 11'6")

This double bedroom has one window to the rear of the property, one centre light piece, laminate timber flooring, ample power points, one wall-mounted radiator, a built-in wardrobe and a bathroom en suite.

## | **EN SUITE**

## | **BEDROOM 2**

3.86m x 3m (12'6" x 9'8")

This bedroom has one window overlooking the front of the property, one centre light piece, one wall-mounted radiator, laminate timber flooring and a built-in wardrobe.

## | **BEDROOM 3**

2.7m x 2.44m (8'8" x 8'0")

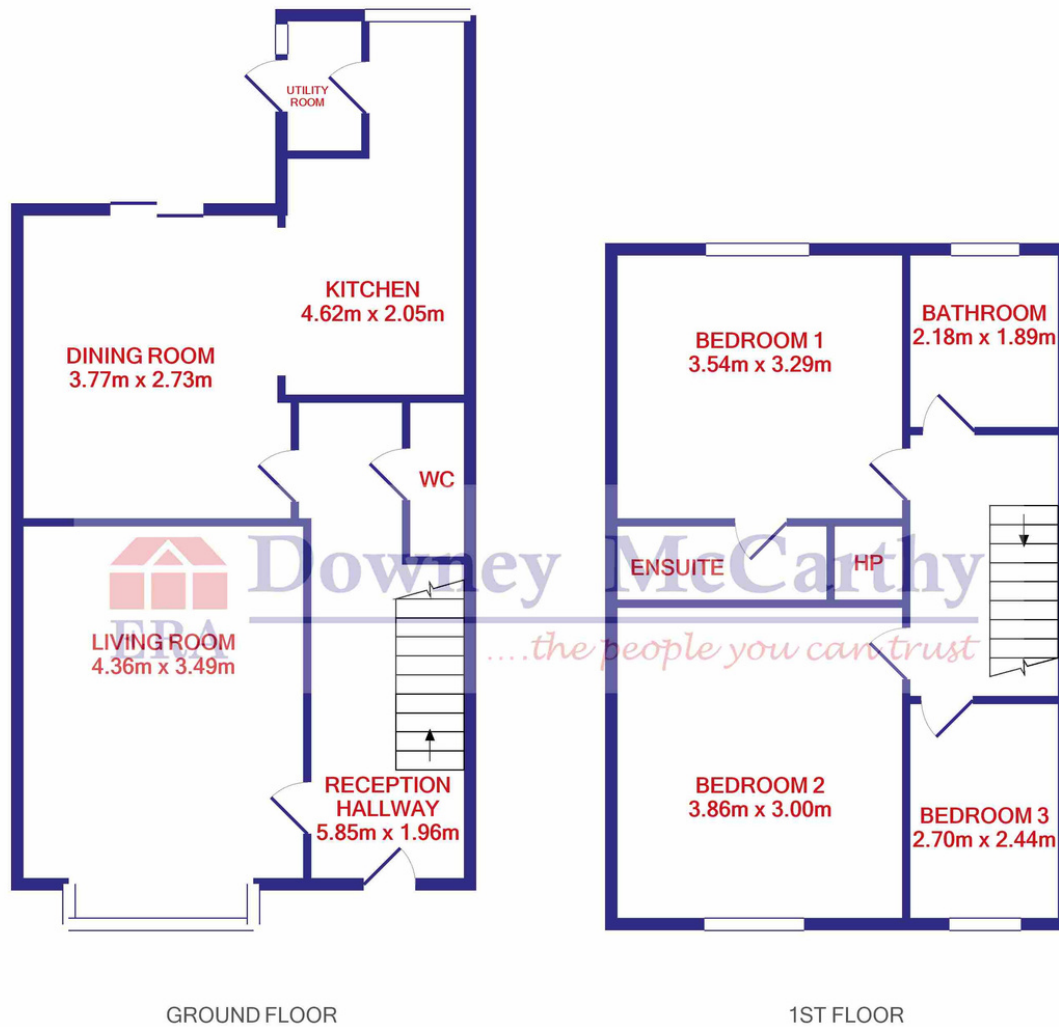
This bedroom has one window to the front of the property, one centre light piece, one wall-mounted radiator, laminate timber flooring and ample power points.

## | **BATHROOM**

2.18m x 1.89m (7'1" x 6'2")

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

## | FLOOR PLAN



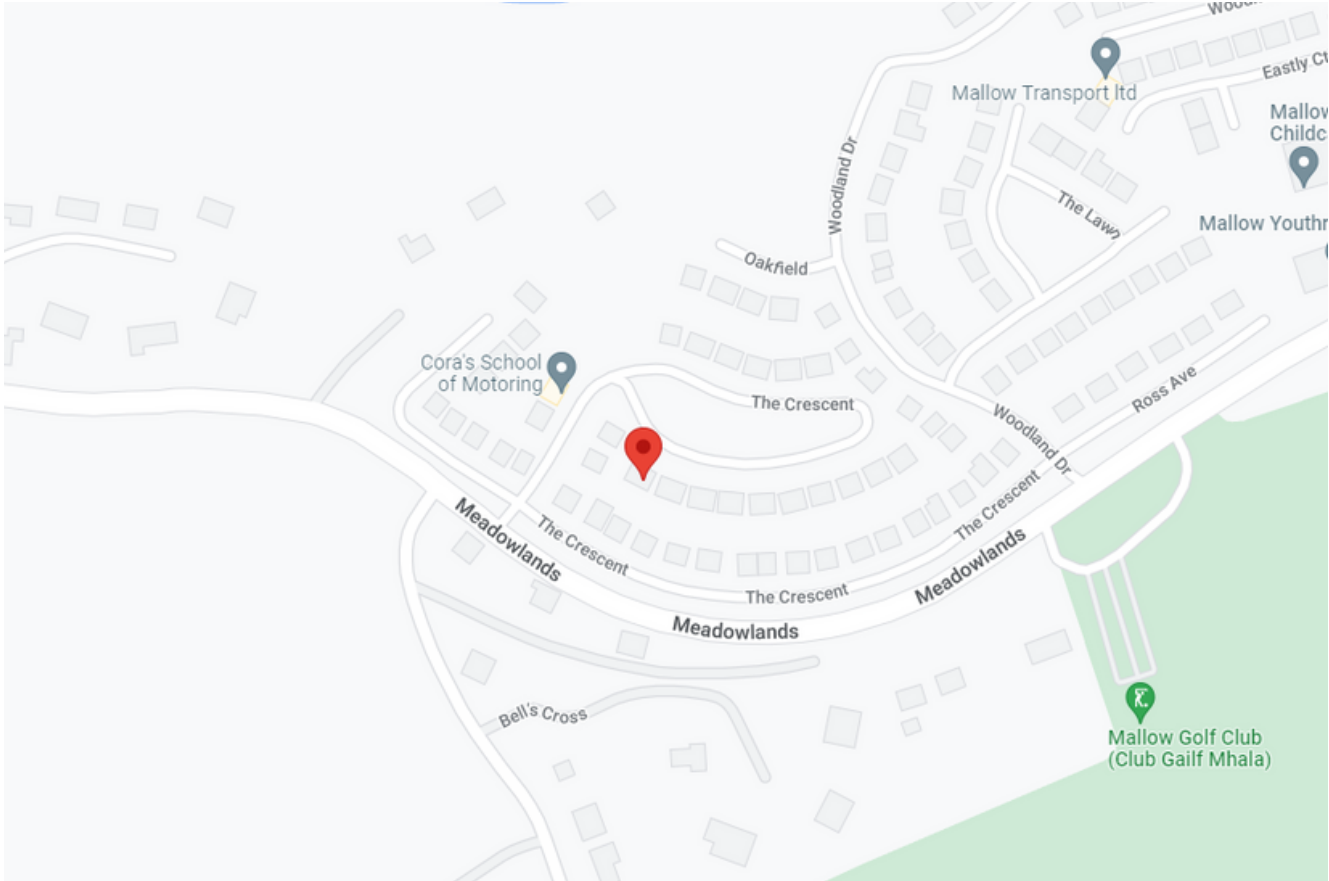
TOTAL APPROX. FLOOR AREA 101.0 SQ.M. (1087 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 P51 P08V for directions.



## | ALL ENQUIRIES TO:

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