

## 9 Corrib Lawn, Mayfield, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this well-maintained, extended three bedroom mid terraced property situated in Corrib Lawn, Mayfield. The property is ideally located within walking distance to local amenities including Ballyvolane Shopping centre, primary and secondary level schools, sports facilities, library and bars.



**AMV: €215,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 92.84 Sq. M. / 999 Sq. Ft.
- Built in 1972
- BER D1 with potential to increase to B1
- Gas fired central heating
- Double glazed windows
- Extended kitchen to the rear
- Close proximity to Cork city centre
- Immediate access to the North Ring Road and N20 road network
- On the 201/ 208 & 207 bus routes
- Ideal starter home

## | PORCH

1.3m x 1.5m (4'2" x 4'9")

A sliding door allows access to a porch area which has tile flooring, two power points and one centre light piece. A teak door with centre and side glass panelling allows access to the main reception hallway.

## | RECEPTION HALLWAY

3.6m x 2.88m (11'8" x 9'4")

The reception hallway has impressive solid timber flooring and attractive neutral décor. There is one centre light piece, one large radiator, extensive built-in storage, four power points, one telephone point and a smoke alarm.



## | LIVING ROOM

3.6m x 3.45m (11'8" x 11'3")

The main living room has one window to the front of the property, including a roller blind, a net blind, a curtain rail and curtains. The room has solid timber flooring, attractive décor and covings around the ceiling and centre light piece. There is one radiator, two power points and one television point.





## | FAMILY ROOM

3.05m x 5.75m (10'0" x 18'8")

Located to the rear of the property, this second living area has two windows to the rear of the property and impressive solid timber flooring. There is a fireplace with gas insert, one centre light piece, wall mounted light fixtures and covings around the ceiling. The room is attractively decorated and offers, one radiator, six power points, and one television point. A door with glass panelling allows access to the extended kitchen.



## | KITCHEN

4m x 2.8m (13'1" x 9'1")

The extended kitchen has solid oak fitted units at eye and floor level on both sides of the room, adding extensive storage space and worktop counter facility. The room has tile flooring, one centre light piece, thirteen power points, one window to the side of the property and a sliding door allowing access to the rear yard. The kitchen includes a stainless steel sink and drainer unit, tile splashback, an integrated extractor hood, space for an oven, plumbing for a washing machine and dishwasher and space for a fridge freezer.



## | STAIRS AND LANDING

2.6m x 2.8m (8'5" x 9'1")

The stairs and landing are fitted with carpet flooring throughout. The landing area has one centre light piece, and an access hatch to the attic.

## | **BEDROOM 1**

3.55m x 2.9m (11'6" x 9'5")

A spacious double bedroom has one window to the front of the property including a net blind, a curtain rail and curtains. The room has high quality laminate timber flooring and an impressive array of built-in units from floor to ceiling. There is one large radiator, one centre light piece, five power points, and one telephone point.



## | **BEDROOM 2**

3.1m x 3.55m (10'1" x 11'6")

A large double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has high quality laminate timber flooring, built-in units from floor to ceiling, one radiator, one centre light piece and two power points.



## | **BEDROOM 3**

3.1m x 2.1m (10'1" x 6'8")

This spacious single bedroom has one window overlooking the rear of the property, including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, neutral décor, one radiator, three power points, and one centre light piece.





## BATHROOM

1.62m x 2.75m (5'3" x 9'0")

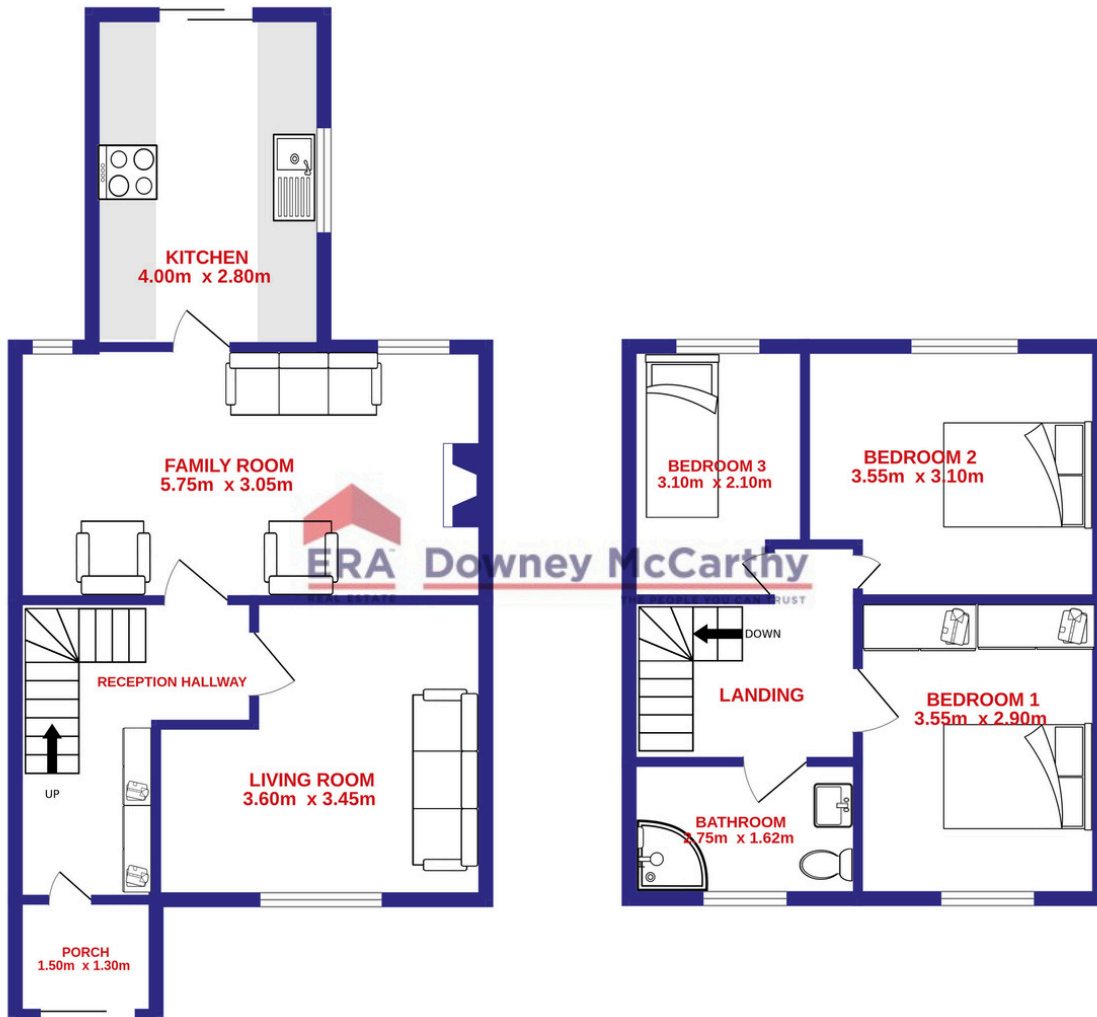
The family bathroom features a three piece suite including a large corner shower area incorporating a Mira Elite electric shower. There is one window to the front of the property including a roller blind and net blind, one radiator, one centre light piece, floor and wall tiling.



## FLOOR PLAN

GROUND FLOOR

1ST FLOOR



## | DIRECTIONS

Please see Eircode T23 V1W4 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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