



Downey McCarthy

...the people you can trust

9 Iona Place, Mayfield, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned two bedroom semi-detached property in the highly sought after mature location of Iona Place, Mayfield. Positioned on a large corner site, the property offers the potential to further extend with a double extension to the side of the property subject to planning permission. The property has recently been renovated and now boasts modern finishes to include an impressive modern fitted kitchen and bathroom suite.



AMV: €245,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 71.5 Sq.M. / 770 Sq. Ft.
- Built C. 1950
- BER D1 with potential to increase to A2
- Situated within a cul-de-sac in a quiet mature residential area
- Gas fired central heating
- Double glazed windows
- Recently modernised
- Modern fitted kitchen
- Occupies a superb large corner site offering potential to extend subject to FPP
- Fronting onto a large green area
- Located close to all amenities including the 208 bus route, shops, restaurants and schools
- Ideal first time buy/Down sizing property

| RECEPTION HALLWAY

1.22m x 2.72m (4'0" x 8'9")

A PVC door with stain glass centre and side panelling allows access to the main reception hallway. The hallway has tile flooring, recessed spot lighting, extensive under stair storage, one centre light piece, two power points and a walk-in storage area.

| LIVING ROOM

5.02m x 3.23m (16'4" x 10'5")

A superb main living room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has semi-solid oak timber flooring, a solid fuel stove, attractive décor, recessed spot lighting, one centre light piece and one radiator. Other features include eight power points, two television points and one telephone point.



| OPEN PLAN KITCHEN/DINING

2.3m x 9.1m (7'5" x 29'8")

A spacious open plan kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer and dishwasher. The room has tile flooring throughout, recessed spot lighting, one radiator, fourteen power points, two telephone points, one thermostat control for the heating and one television point. Double doors from the dining area allows access to a superb rear patio area.



| STAIRS AND LANDING

2.3m x 9.1m (7'5" x 29'8")

The stairs and landing have been fitted with carpet flooring throughout. At the top of the landing there is one centre light piece and a Stira staircase allowing access to the attic.

| BEDROOM 1

3.86m X 2.78m (12'8" X 9'3")

A spacious double bedroom has two large windows to the front of the property both including blackout roller blinds, curtain rails and curtains. The room has carpet flooring, attractive neutral décor, one centre light piece, one large radiator and six power points.



| BEDROOM 2

3.6m x 2.73m (11'8" x 8'9")

A large double bedroom has one window to the rear of the property overlooking the garden and including a roller blind, a curtail rail and curtains. The room has carpet flooring, built-in units from floor to ceiling, attractive neutral décor, one centre light piece, one radiator and four power points.



| FAMILY BATHROOM

0.9m x 2.78m (2'9" x 9'1")

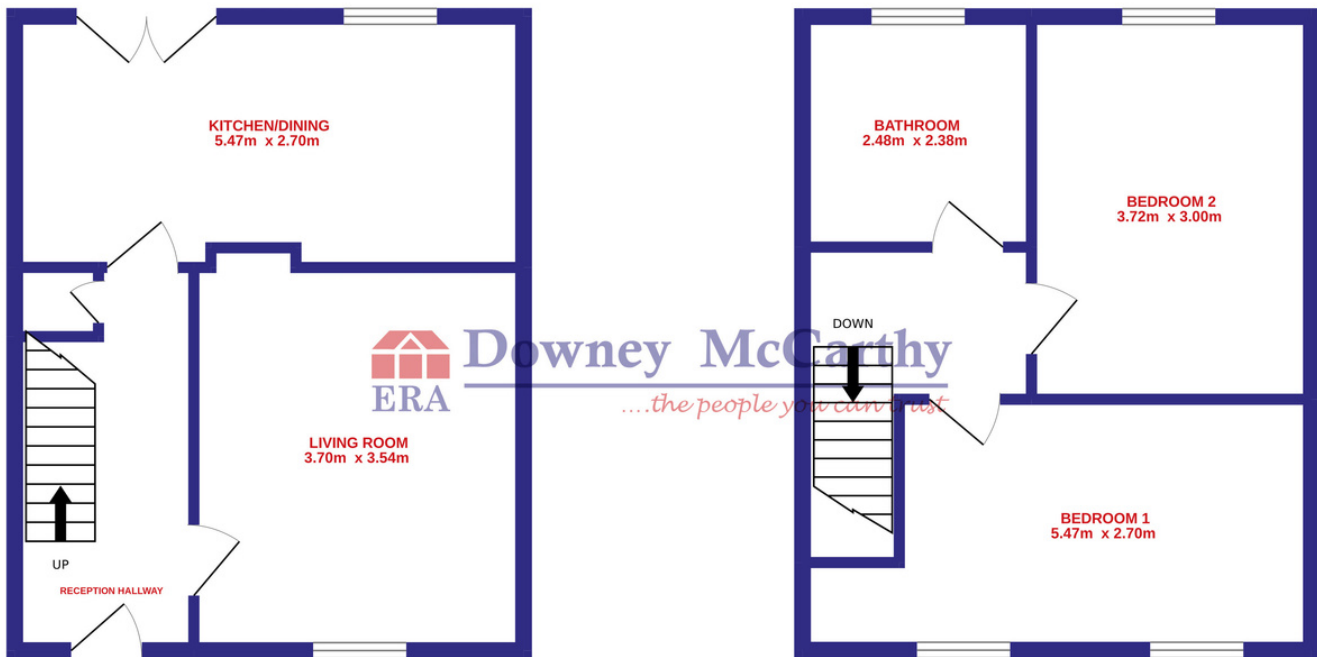
The family bathroom features a four piece suite including a corner shower area and a corner bath. The room has recessed spot lighting, impressive floor and wall tiling and one window to the rear of the property with a roller blind.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



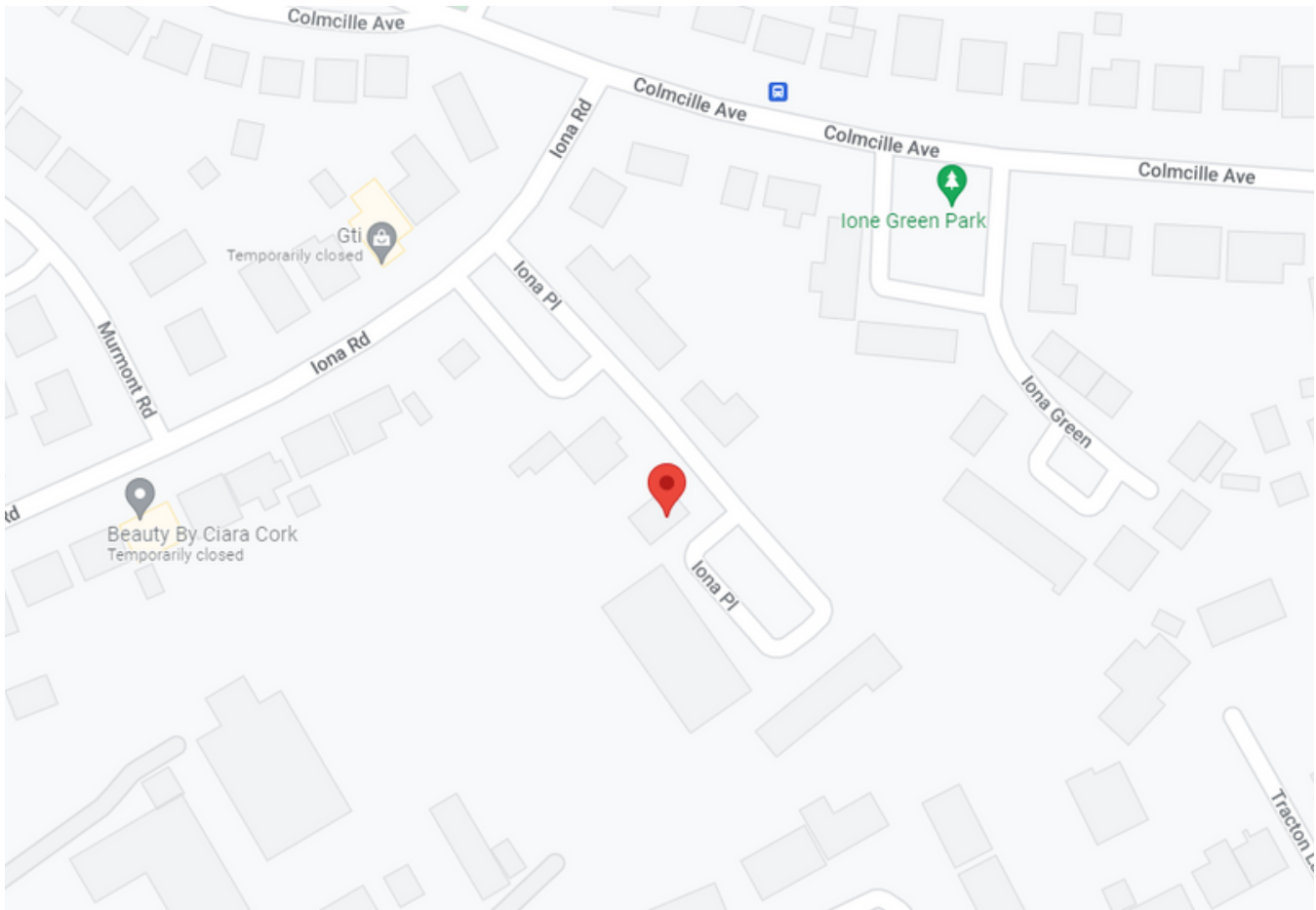
TOTAL FLOOR AREA: 71.5 sq.m. approx.

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 T23 V6X8 for directions.



| ALL ENQUIRIES TO:

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