

## 16 Lotabeg Terrace, Mayfield, Cork City **BER D2**



ERA Downey McCarthy Auctioneers are delighted to launch to the market this immaculately maintained three bedroom mid terraced townhouse located close to all amenities in Mayfield.

Prospective buyers will find that both the house and the area can offer everything they could possibly require on their wish list. This is an ideal starter home and is ready for immediate occupancy.



AMV: €215,000

PSRA Licence No. 002584

## Accommodation

- Porch 1.75m x 0.63m
- Reception Hallway 1.44m x 1.63m
- Living Room 4.92m x 3.7m

The porch has tile flooring, and the solid teak front door has a stained glass side panel. The front door leads into the reception hallway.

A square-shaped hallway with one centre light fitting and carpet flooring. Solid doors lead into all rooms downstairs. A centre stairway leads up to the first floor.

This window has one room overlooking the front of the property with curtain and curtain pole. The room has one centre light fitting, a very attractive open fireplace, carpet flooring. Other features include a spacious storage area under the stairs, one radiator and a doorway allows access out to the kitchen extension.



- Kitchen/Dining Room 3.8m x 3.0m

A very well-appointed kitchen with fitted units at eye and floor level. Features include an integrated double oven, hob, extractor fan with hood, integrated dishwasher and space for a washing machine. A double drainer sink is neatly positioned underneath the window that overlooks the back of the property and this window is fitted with a blind. The room also has one radiator, vinyl floor and an aluminium door allows access out to the rear of the property.



- Sitting Room/  
Bedroom 3                      4.92m x 3.36m

This room was originally a Ground Floor bedroom but now acts as a sitting/play room, with a dual aspect with one window overlooking the front of the property and another window to the rear. A very well-appointed room with a fireplace, one centre light fitting, one radiator, semi-solid wooden floor and the gas boiler is housed here in a neat hot press area.

- Stairs and Landing                      3.07m x 2.51m

The stairs are fully carpeted and lead up to the first floor landing. The landing has a window overlooking the rear of the property which allows in some natural daylight. Features include one centre light fitting, access hatch to the attic and solid doors lead to all rooms.

- Bedroom 1                      4.92m x 3.7m

A dual-aspect room with one window to the front and one window to the rear. The room has one centre light fitting, semi-solid wooden flooring, a nice storage press which is fully shelved and one radiator.



- Bedroom 2                      2.92m x 3.41m

The second bedroom has one large window overlooking the front of the property with curtain pole and curtains. A fine bright double room with plenty space for storage over the stairs, one radiator and carpet flooring.





- Main Bathroom 2.31m x 1.75m

The bathroom has a walk-in shower with a Mira Elite electric shower, fully tiled walls and floors, attractive décor wash hand basin and W.C, bathroom cabinet, radiator and one window overlooks the back.

## Features

- 88 Sq.M / 947 Sq. Ft. Approx
- Natural Gas Central Heating
- Original house was built in the 1950's
- Extensively modernised and renovated in recent years
- Kitchen extension to the rear
- Private parking off the street at the rear
- Much sought after location close to all amenities
- Located on the 208 regular bus route
- Maintenance free rear yard
- Concrete shed at the rear.

## Directions

Please see Eircode T23 R2F6 for directions.

BER: D2



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