

'Villa Maria', 18 Sli Gartan, Mayfield, Cork



ERA Downey McCarthy Auctioneers are proud to present to the market this very well-presented and well-maintained, four bedroom detached bungalow situated in the mature and sought after area of Sli Gartan in Mayfield, Cork. The property was extended to the side and to the rear over the years and now is a sizable home standing over 1,770 sq. ft. approx. with a beautiful, mature, and private south facing garden to the rear. Villa Maria is close to all local amenities including primary and secondary schools, bus routes, supermarkets, shops and pubs. It is an easy commute to the City Centre, North Ring Road, Jack Lynch Tunnel and all routes.

Accommodation within the property consists of reception hallway, extended living room/lounge, family room, utility room, kitchen/dining area, superb sun room, rear hallway, shower room, four spacious bedrooms and the main family bathroom.

AMV: €350,000

BER D1

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PSRA No. 002584

| FEATURES

- Approx. 164.4 Sq. M. / 1,770 Sq. Ft.
- Built in 1941
- BER D1 - Potential to go to an A2
- Property was extended to the side and to the rear
- Four spacious bedrooms
- Two bathrooms
- Well-maintained throughout
- Superb sun room
- South facing rear garden which has been beautifully maintained
- Private garden is not overlooked
- Ample off street parking
- Situated within a quiet and mature residential area
- Located close to all amenities including primary and secondary schools, bus routes, supermarkets, shops and pubs

| RECEPTION HALLWAY

4.69m x 3.97m (15'3" x 13'0")

A PVC door with centre glass panelling allows access into the main reception hallway. The hallway has carpet flooring, a large radiator, three light fittings, a smoke alarm, access to the attic and an access hatch to the electrical service board.



| LIVING ROOM/LOUNGE

3.68m x 6.39m (12'0" x 20'9")

The living room was extended to the side to create even more space. It has carpet flooring, one large bay window to the front of the property, two large radiators, a beautiful feature fireplace with marble surround, built-in display units and two light fittings. Double doors allow access into the family room.



| FAMILY ROOM

4.7m x 5.83m (15'4" x 19'1")

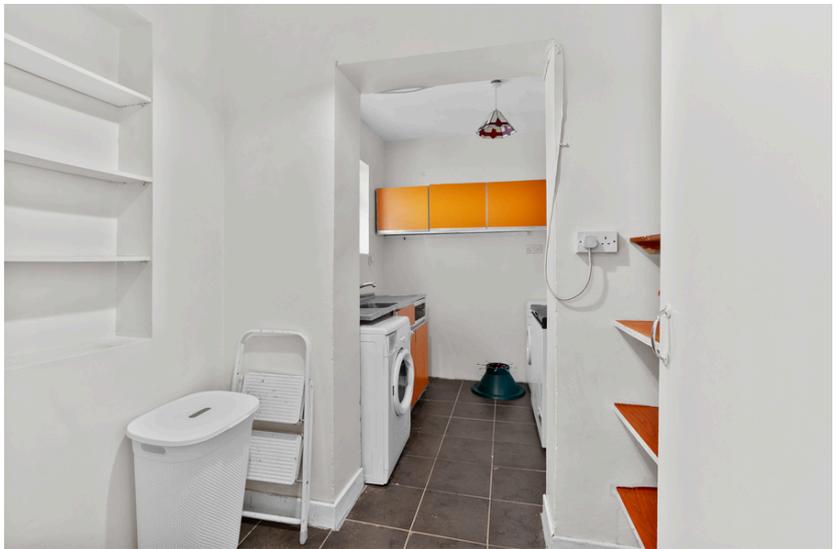
The family room has a Velux window and one frosted window to the side of the property, filling the area with extensive natural light. This spacious room has carpet flooring, one radiator, two light fittings, a built-in display unit and an electric fireplace. A door allows access into the rear hallway, leading you through to the utility room and kitchen.



| UTILITY ROOM

2.17m x 3.75m (7'1" x 12'3")

The utility room has fitted units at eye and floor level, a stainless steel sink, plumbing for a washing machine, space for a dryer, one window which overlooks the sun room and one centre light fitting.



| KITCHEN/DINING ROOM

3.9m x 4.73m (12'7" x 15'5")

This large and spacious kitchen/dining area has one large window to the rear, solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, a stainless steel sink, integrated double oven/hob/extractor fan, tile flooring, one radiator, two light fittings and storage space. A sliding door allows access into the sun room.



| SUN ROOM

5.48m x 2.14m (17'9" x 7'0")

The sun room has tile flooring, PVC roof, one large window to the side, one large window to the rear, a glass door accessing the rear garden, a radiator and attractive neutral décor.



| REAR HALLWAY

1.5m x 1.59m (4'9" x 5'2")

A second rear hall is accessed from the kitchen, which has tile flooring, two light fittings and and doors leading you to the shower room and bedroom 4.

| SHOWER ROOM

1.5m x 2.06m (4'9" x 6'7")

The shower room includes a built-in shower cubicle incorporating a Triton T90 SI electric shower, floor and wall tiling, one frosted window to the side of the property, centre light fitting, radiator and neutral décor.



BEDROOM 4

2.15m x 3.06m (7'0" x 10'0")

This double bedroom has one window to the side, carpet flooring, radiator, centre light fitting and a wardrobe unit for storage.



BEDROOM 1

4.26m x 4.12m (13'9" x 13'5")

Accessed via the main reception hallway, this spacious double bedroom has a large bay window overlooking the front of the property, high quality laminate flooring, a built-in wardrobe unit for storage, centre light fitting, and a radiator.



BEDROOM 2

3.65m x 2.77m (11'9" x 9'0")

Another generous sized double bedroom that has one window to the rear of the property, high quality laminate flooring, built-in wardrobe units for storage, centre light fitting and a radiator.



| **BEDROOM 3**

2.73m x 2.72m (8'9" x 8'9")

This bedroom has one window to the rear of the property, timber flooring, neutral décor, one centre light fitting and one radiator.



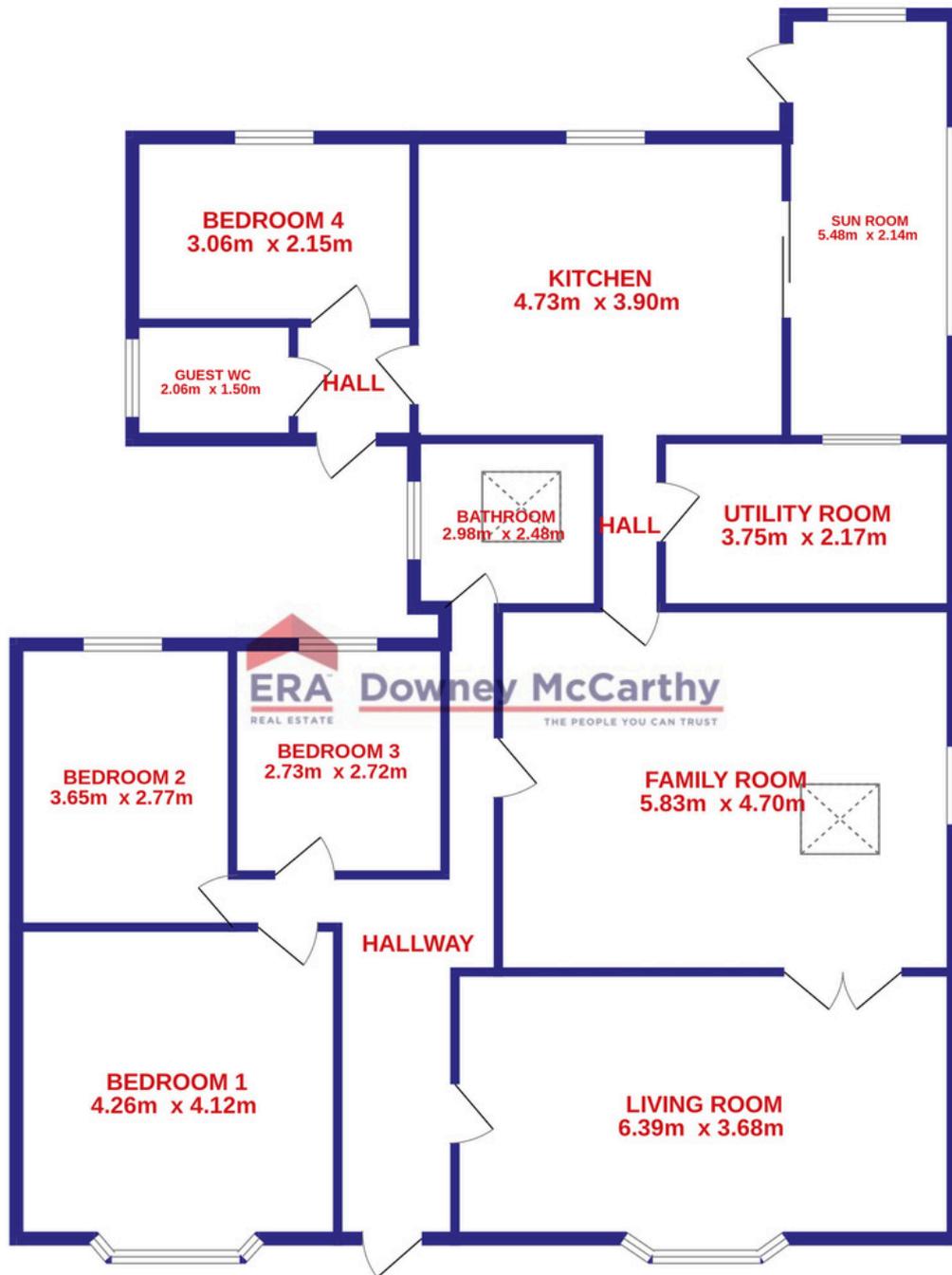
| **FAMILY BATHROOM**

2.98m x 2.48m (9'7" x 8'1")

The main family bathroom features a three piece suite, floor and wall tiling, a frosted window to the side of the property, Velux window overhead, centre light fitting, radiator and modern décor.



| FLOOR PLAN



| GARDENS AND EXTERIOR

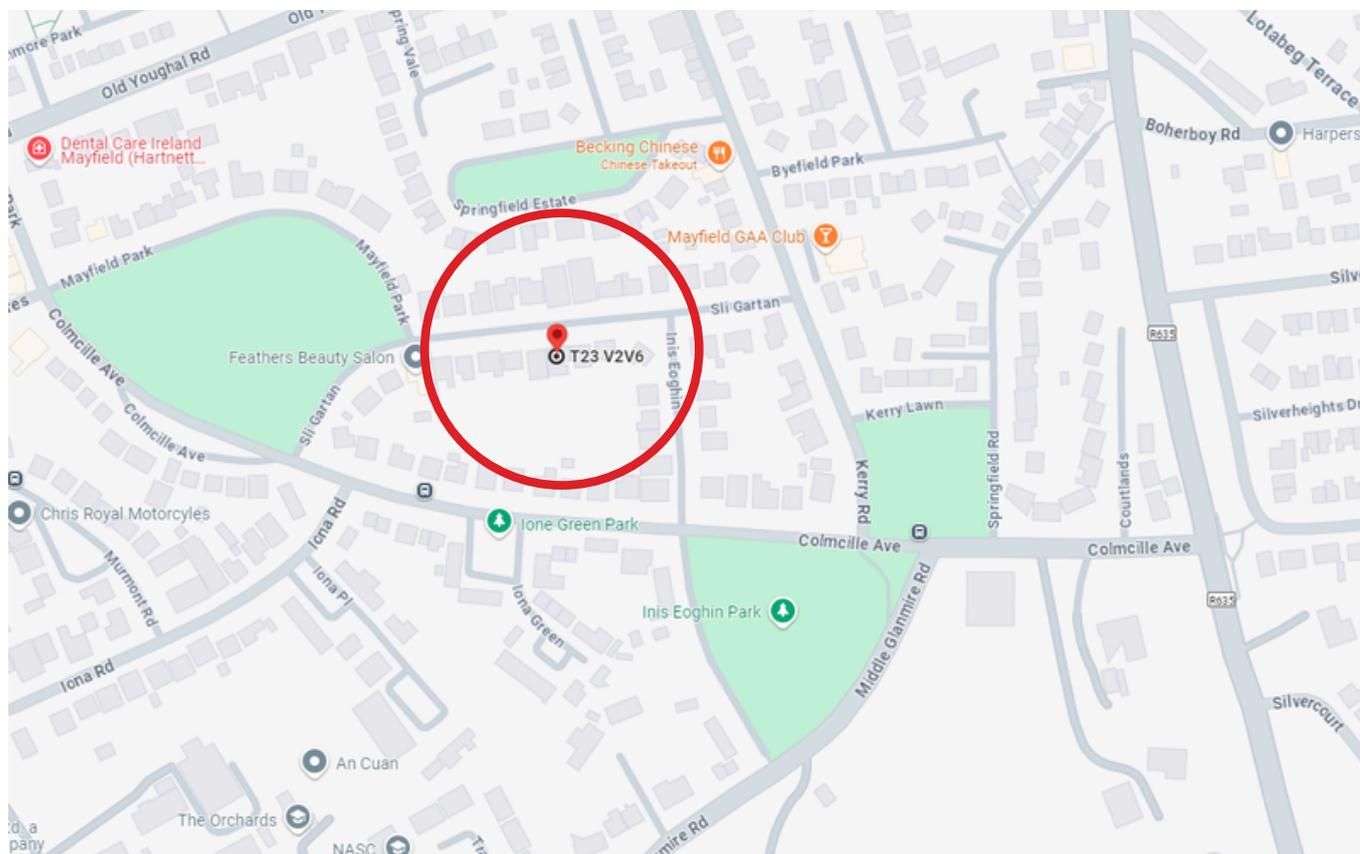


The front of the property has a large, fully enclosed cobble lock driveway to accommodate off street parking for up to three/four vehicles. Steps lead up to the front door.

The rear of the property boasts a beautifully maintained, large garden and south facing aspect. It is fully enclosed to all sides with mature hedging and fencing. There is a patio area, a Barna shed for storage and the garden is laid to lawn with mature shrubs and plants abounding.

| DIRECTIONS

Please see Eircode T23 V2V6 for directions.



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