

Belfort, Colmcille Avenue, Mayfield, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this immaculately presented and superbly extended three bedroom detached bungalow, ideally situated in this mature and sought after area of Colmcille Avenue. Belfort comes to the market in turnkey condition and benefits from a host of tasteful fixtures and fittings of the highest standard throughout, as well as offering a superb large rear extension and most spacious back garden. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation within the property consists of porch, reception hallway, sitting room, superb open plan kitchen/dining/living area, utility room, guest bathroom, three spacious double bedrooms, master bedroom has an en suite bathroom, and then finally the main family bathroom. The property also offers a fully floored attic which is ideal for storage.

AMV: €450,000

BER C3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Turnkey condition throughout
- Approx. 143 Sq. M. / 1,539 Sq. Ft.
- Built in 1955
- Extended and modernised in 2013/14
- BER C3
- Natural gas fired central heating
- Double glazed PVC windows
- Superb large extension to the rear
- Beautifully presented
- Three spacious double bedrooms
- Fantastic large rear garden which is fully enclosed
- Situated in a mature residential area
- Located close to all amenities including primary and secondary schools
- On the 208 bus route

| RECEPTION HALLWAY

8.55m x 2.79m (28'0" x 9'1")

A solid teak door with frosted glass panelling to either side allows access into the porch area, which has tile flooring, one centre light fitting, an electrical service board and an alarm control point. Double doors from here allow access into the bright and welcoming reception hallway. The hallway has a high quality wooden floor, attractive neutral décor, recessed spot lighting, two radiators, a Velux window, access to the hot press, access to storage space, and a Stira staircase allows access to the fully floored attic.



| LIVING ROOM

3.75m x 4.15m (12'3" x 13'6")

The living room has a feature bay window overlooking the front of the property, which is south facing, and this floods the area with extensive natural light. The room has a feature fireplace with gas fire insert, attractive décor, built-in display units, centre light fitting, radiator and wooden flooring.



| OPEN PLAN KITCHEN/DINING/LIVING

9.73m x 4.4m (31'9" x 14'4")

This is a superb, bright and spacious kitchen/dining/living space which enjoys an abundance of natural light owing to its dual aspect, with large windows to the side and rear, along with super sliding glass doors to both sides that open directly onto the rear garden.

The kitchen has beautifully finished units at eye and floor level with an extensive worktop counter and tile splashback, and it features a breakfast bar with three feature light fittings overhead, an integrated oven, hob, extractor fan, space for a microwave, built-in fridge freezer, stainless steel sink, one Velux window, and recessed spot lighting throughout.

The dining/living area has quality wooden flooring, three radiators, extensive dining and living space, recessed spot lighting, ample power points, one television point, and most attractive décor.



| UTILITY ROOM

5.4m x 1.55m (17'7" x 5'0")

Accessed off the main reception hallway, the utility room has fitted units at eye and floor level, worktop counter, tile splashback, tile flooring, plumbing for a washing machine and dryer, a stainless steel sink, space for a freezer, a radiator, and attractive neutral décor. A glass door allows access to the rear garden, and the gas boiler is also housed within this room.



| GUEST W.C

1.03m x 2.06m (3'3" x 6'7")

The guest w.c features a two piece suite, a frosted window to the side, tile flooring, centre light fitting, radiator, and an extractor fan.



| BEDROOM 1

3.74m x 3.81m (12'2" x 12'5")

The master bedroom has a feature bay window overlooking the front of the property, allowing in extensive natural light. The room has high quality wooden flooring, built-in wardrobe units for storage, super décor, centre light fitting, radiator, and a door allowing access to the en suite.



| EN SUITE

0.87m x 3.01m (2'8" x 9'8")

The en suite bathroom features a three piece suite including a shower cubicle incorporating a Mira Elite electric shower, frosted window to the side of the property, centre light fitting, extractor fan, a heated towel rail, and fully tiled floor and walls.



| BEDROOM 2

3.15m x 3.95m (10'3" x 12'9")

Another large double bedroom that has a window to the side of the property, built-in wardrobe units for storage, attractive décor, centre light fitting, radiator and wooden flooring.



| BEDROOM 3

3.8m x 3.84m (12'4" x 12'5")

This double bedroom features glass double doors allowing access to the rear garden, built-in wardrobe units for storage, attractive neutral décor, centre light fitting, television point, radiator and wooden flooring.



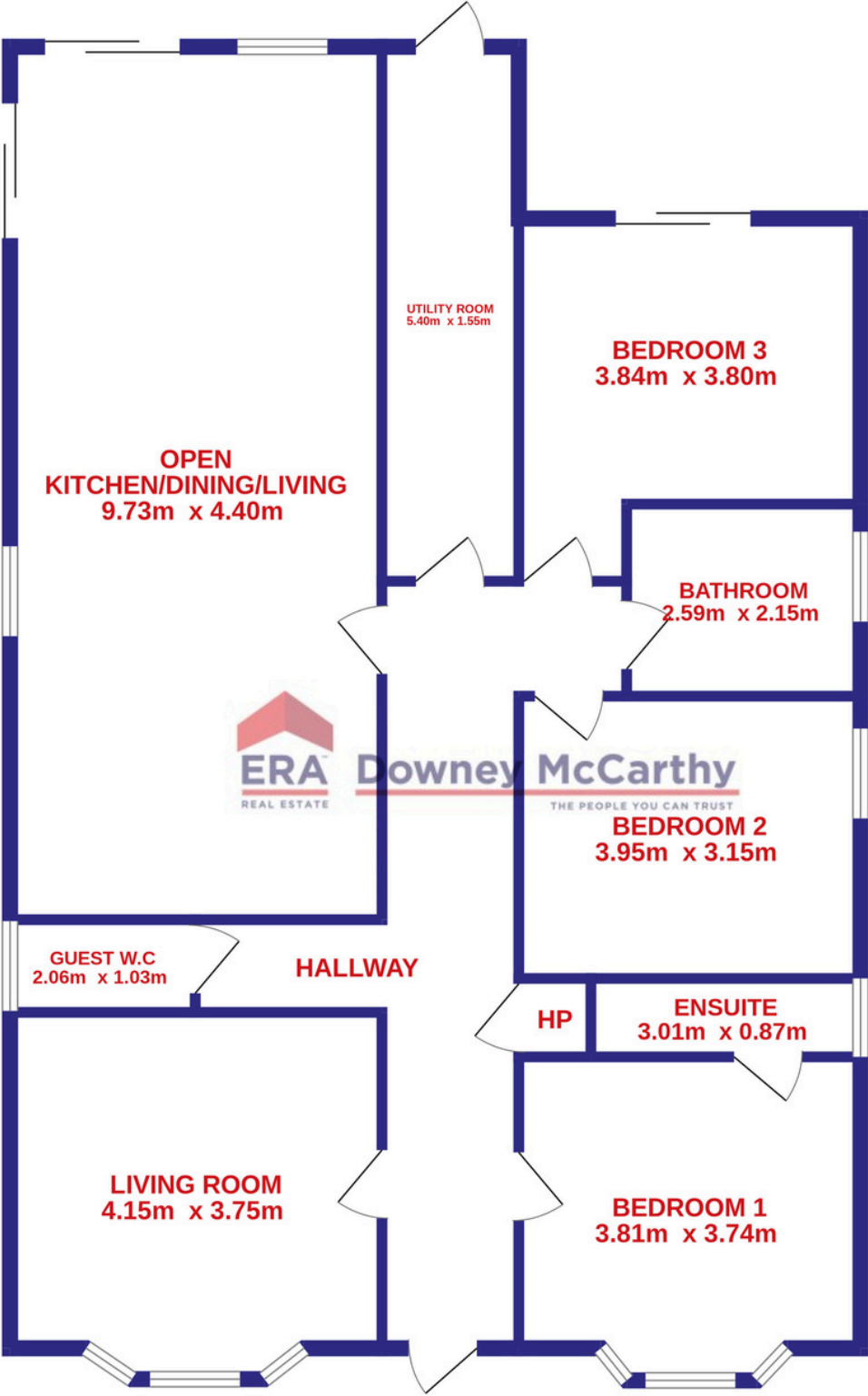
| MAIN BATHROOM

2.14m x 2.59m (7'0" x 8'4")

The main family bathroom features a three piece suite including an open shower cubicle incorporating a Mira Elite QT electric shower, floor and wall tiling, a frosted window to the rear of the property, centre light fitting, heated towel rail, and attractive neutral décor.



| FLOOR PLAN



| GARDENS AND EXTERIOR



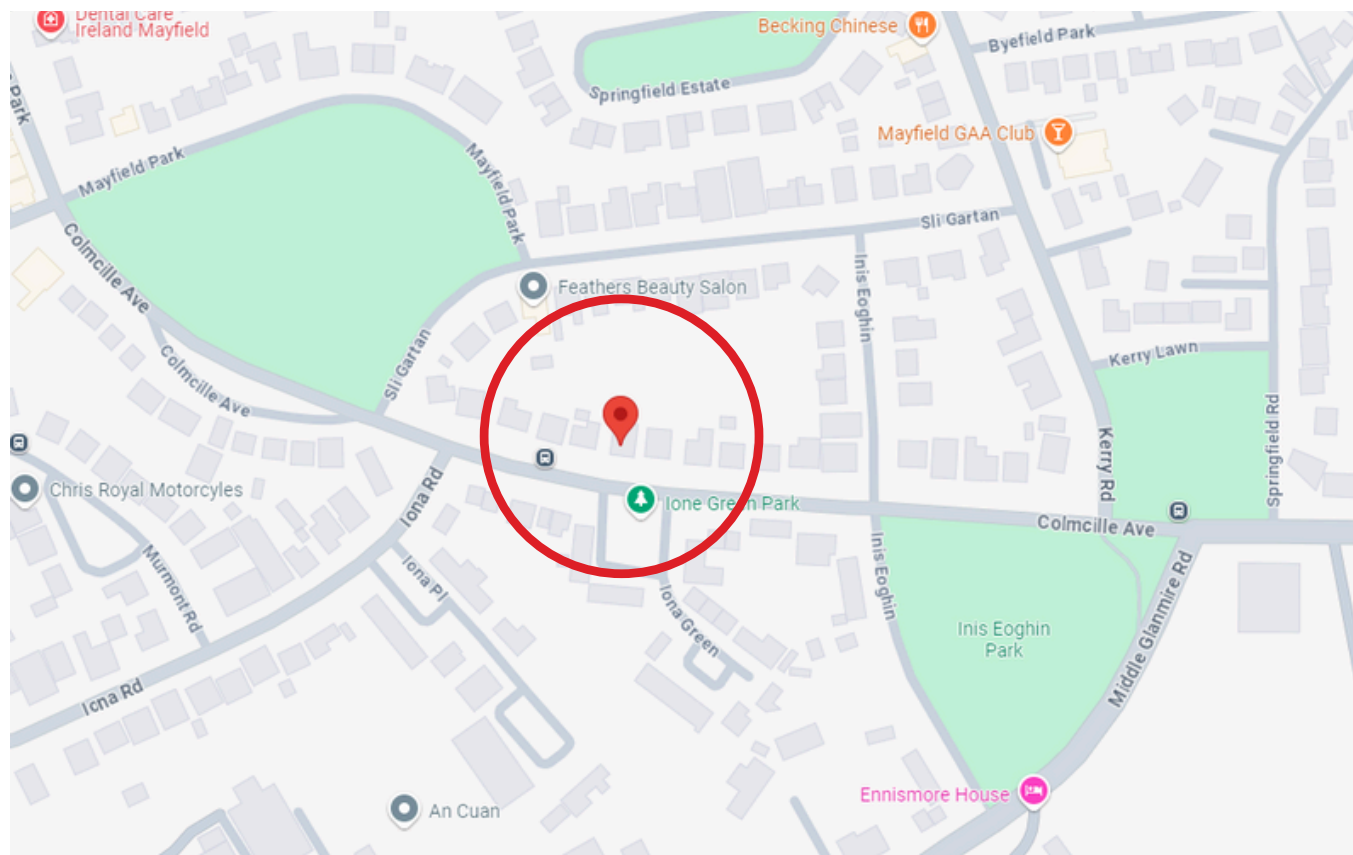
The front of the property is fully enclosed to all sides with block built walls and mature hedging. There is a well-manicured front garden which is laid to lawn, and a gravel driveway to accommodate off street parking for two vehicles. A concrete path leads you to the front door.

Secure timber gates to either side of the property allow access to the rear.

The rear of the property boasts a spectacular large garden which is laid to lawn and fully enclosed to all sides with mature shrubs and plants abounding. There is a lovely patio area which is ideal for outdoor entertaining in the summer, a Barna shed, greenhouse and a chicken coop.

| DIRECTIONS

Please see Eircode T23 K1W5 for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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