



# Downey McCarthy

*...the people you can trust*

## 11 Mount Brosna, Mayfield, Cork



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to offer to the market this four bedroom, mid terraced property which has been recently extended to the back and features a modern, high gloss fitted kitchen, superb main family bathroom and a fourth bedroom/office on the ground floor. The property also benefits from its fantastic location close to local amenities including supermarkets, shops, sports complex, library and bars.



**AMV: €165,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- 102 Sq. M. / 1,100 Sq. Ft.
- Built in 1970
- BER F
- Extended 4 bedroom property
- New modern high gloss fitted kitchen
- Superb recently remodelled main bathroom with underfloor heating
- Four spacious bedrooms (one on ground floor level)
- Superb location close to local amenities inc the 208 Bus Route to Cork city centre & Bishopstown
- Generous enclosed rear yard
- Potential rental income of €1,300 per month
- Electric heating

## | PORCH

1.7m x 1.8m (5'5" x 5'9")

A teak door with glass centre and side panelling allows access to a porch area which has laminate flooring and one centre light piece. A timber door with glass panelling allows access to the main reception hallway.

## | RECEPTION HALLWAY

4.5m x 2.9m (14'7" x 9'5")

A welcoming reception hallway has laminate timber flooring, attractive décor, one electric storage heater, one telephone point, one centre light piece, under stair storage and one power point.

## | KITCHEN/DINING

3.57m x 3.47m (11'7" x 11'3")

This superb open plan kitchen/dining area features modern, high gloss fitted units at eye and floor level with extensive worktop counter space. The kitchen has plumbing for a washing machine and a dishwasher, space for a dryer and integrated gas hob, electric oven and extractor fan. There is laminate timber flooring, extensive dining space, one centre light piece and ample power points.





## | LIVING ROOM

4.2m x 3.7m (13'7" x 12'1")

A spacious main living room has carpet flooring and a timber door with glass panelling allowing access to the rear garden. Other features include one centre light piece, a fireplace with gas insert, one electric radiator, four power points and one television point.



## | BEDROOM 4/OFFICE

4.23m x 2.64m (13'8" x 8'6")

This recent extension could serve a multitude of uses including a ground floor bedroom or home office space. The room has carpet flooring, one window to the rear of the property, one centre light piece, one electric radiator, ample power points and two television points. A door from this room allows access to a ground floor bathroom.



## | BATHROOM

4.2m x 1.97m (13'7" x 6'4")

A superb, recently remodelled bathroom features a double corner shower area, impressive tiling throughout, a cantilever toilet and a cantilever sink with storage. There is one window overlooking the rear of the property, one centre light piece, one extractor fan, a wall-mounted heater and a mirror with integrated lighting.



## | STAIRS AND LANDING

The stairs and landing has carpet flooring throughout. The landing area has one centre light piece, an access hatch to the attic and an electric storage heater.

## | BEDROOM 1

3.6m x 3.7m (11'8" x 12'1")

Located to the front of the property, this room has one large window with a curtain rail and curtains, carpet flooring, one centre light piece, a hot press area which is shelved for storage and two power points.



## | BEDROOM 2

4.3m x 2.88m (14'1" x 9'4")

A large double bedroom has one window to the rear of the property which offers beautiful views of the surrounding scenic countryside. The room has carpet flooring, one centre light piece and two power points.



## | BEDROOM 3

4.3m x 2.83m (14'1" x 9'2")

A spacious double bedroom has one window to the rear of the property including curtain rail and curtain. There is one centre light piece, carpet flooring and two power points.



## | SHOWER ROOM

1.67m x 1.96m (5'4" x 6'4")

The shower room features a three piece suite including a corner shower area, one window to the front of the property with roller blind, one centre light piece, vinyl floor covering, tiling surrounding the shower and one wall-mounted heater.

## | DIRECTIONS

Please see Eircode T23 YY9W for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV

**087 7522244**

**[garry@eracork.ie](mailto:garry@eracork.ie)**



**ERA** **Downey McCarthy**  
*...the people you can trust*

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.