

2 Lotamore Crescent, Mayfield, Cork **BER D2**



Garry O'Donnell of ERA Downwy McCarthy Auctioneers is delighted to offer to the market this impeccably maintained, two bedroom semi-detached bungalow in the much sought after and mature residential location of Lotamore Crescent, Mayfield. The property itself is positioned within a quite cul-de-sac and offers a tranquil setting.



€185,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.9m x 1.60m

A sliding door allows access to a porch area with tile flooring. The porch in turn allows access to a timer door with attractive stain glass centre paneling.

A bright spacious reception hallway has tile flooring throughout. The area has one large radiator cleverly disguised behind an attractive radiator cover, two power points, two phone points, a wall mounted storage cabinet and a hot press area is located off the hallway area which has extensive storage space.

- Open Plan 6.57m x 3.33m
Kitchen/Dining/Living
Area

Located at the rear of the room, the kitchen features solid oak units at eye and floor level fitted in a U-shape. The kitchen has an extensive worktop counter with tile splash back and breakfast bar. There is tile flooring, one window to the rear of the property and a PVC door with glass paneling allows access to the rear garden. The kitchen includes an integrated oven, hob, extractor fan, fridge freezer, a wine rack, one large radiator and seven power points.

The living area has a bay window at the front of the property which includes black out blinds, roller blinds, curtains and a curtain rail. The room has high quality solid oak timber flooring, an attractive fireplace with a solid fuel stove, one large radiator, seven power points and one TV point.



- Bedroom 1 3.4m x 4.30m

A spacious double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has attractive neutral décor with high quality carpet flooring and extensive built-in units from floor to ceiling. The room has one centre light piece, one large radiator and three power points.



- Bedroom 2 3.80m x 2.70m

A generous sized bedroom has one window with a roller blind, curtain rail and curtains which overlook the rear of the property. The room is finished in child's décor and has laminate timber flooring. Other features include one large radiator, one centre light piece, two power points and a wall mounted shelf.



- Main Bathroom 2.70m x 1.60m

The bathroom offers a three piece suite incorporating a Mira Jump electric shower fitted over the bath. The room has tiling from floor to ceiling, a timber panel ceiling, one centre light piece, one extractor fan and one window overlooking the rear of the property. Other features include a built-in storage unit under the sink, one wall mounted unit and one radiator.

- Block Built Shed

A block built shed in the rear garden acts as a utility room. The shed has plumbing for a washing machine, space for a drier, one outside light, wall mounted shelving and two power points.

Features

- Approx. 600 Sq Ft
- D2 BER Rating
- Built in 1993
- Gas fired central heating
- Double glazed windows
- Much sought after residential location
- Close to all amenities
- Two spacious bedrooms
- Immaculately maintained
- Solid oak fitted kitchen
- Solid fuel stove
- Private enclosed rear garden
- Off Street parking for one vehicle

Directions

Please use the eircode T23 R8D6 for directions or see the exact location of the property on the attached map.

	<p>Garry O'Donnell 60 South Mall, Cork 087 7522244 garry@eracork.ie</p>
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