

33 Avonmore Park, Mayfield, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this three bedroom, terraced property in Avonmore Park, Mayfield close to all local amenities including schools, supermarkets, sports facilities, library and bars. No. 33 is also close to Montenotte, Mayfield, Silversprings and Cork city centre.



AMV: €180,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 87.63 Sq. M. / 943 Sq. Ft.
- Built in the 1970's approx.
- BER E1
- Natural gas central heating
- Three double bedrooms
- Sun room/porch to the rear
- Fully enclosed garden at the back
- Super convenient location close to local amenities
- Close proximity to Cork city centre
- Easy access to the N8 road network
- On the 208 bus route

| PORCH

1.59m x 1.85m (5'2" x 6'0")

A solid teak door with centre glass panelling allows access to the porch, that has tile flooring and a centre light fitting. A wooden door with centre glass panelling allows access to the main reception hallway.



| RECEPTION HALLWAY

3.63m x 2.95m (11'9" x 9'6")

The reception hallway has tile flooring, centre light fitting, storage press, smoke alarm and under stair storage.



| KITCHEN/DINING

3.58m x 3.47m (11'7" x 11'3")

This kitchen/dining area has one window overlooking the front of the property, solid fitted units at eye and floor level, a stainless steel sink, space for an oven/hob/extractor fan, plumbing for a washing machine, space for a dishwasher and a fridge freezer, dining space, centre light fitting and power points. The gas boiler is also housed within this room (boiler is not operable at present - needs repair/replacement).



| LIVING ROOM

3.1m x 5.78m (10'1" x 18'9")

A spacious living room has one window to the rear of the property, laminate timber flooring, one radiator, a fireplace with built-in electric heater, two light fittings and a door allowing access into the rear sun room.



| SUN ROOM/REAR HALL

1.97m x 2.05m (6'4" x 6'7")

This room has a door allowing access to the rear yard, one window to the rear of the property, tile flooring and centre light fitting.



| STAIRS AND LANDING

2.67m x 2.82m (8'7" x 9'2")

The stairs and landing has carpet flooring throughout and the landing area has one centre light fitting and solid doors leading to all rooms.



| BEDROOM 1

3.61m x 2.86m (11'8" x 9'3")

This double bedroom has one window overlooking the front of the property, laminate timber flooring, radiator and centre light fitting.



| BEDROOM 2

3.09m x 3.57m (10'1" x 11'7")

A double bedroom that has a window overlooking the rear of the property, laminate timber flooring, radiator, a Stira staircase to the attic and centre light fitting. The hot press is also located within this room.



| BEDROOM 3

3.32m x 2.12m (10'8" x 6'9")

Another double bedroom that has a window overlooking the rear of the property, laminate timber flooring, radiator and centre light fitting.



| BATHROOM

1.92m x 1.91m (6'2" x 6'2")

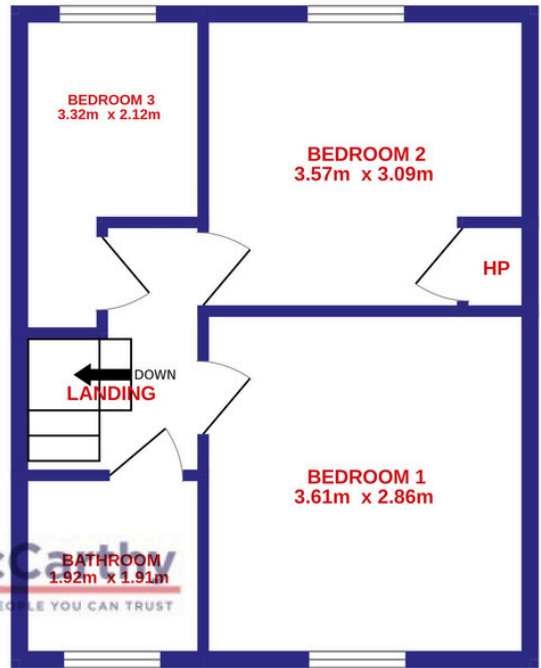
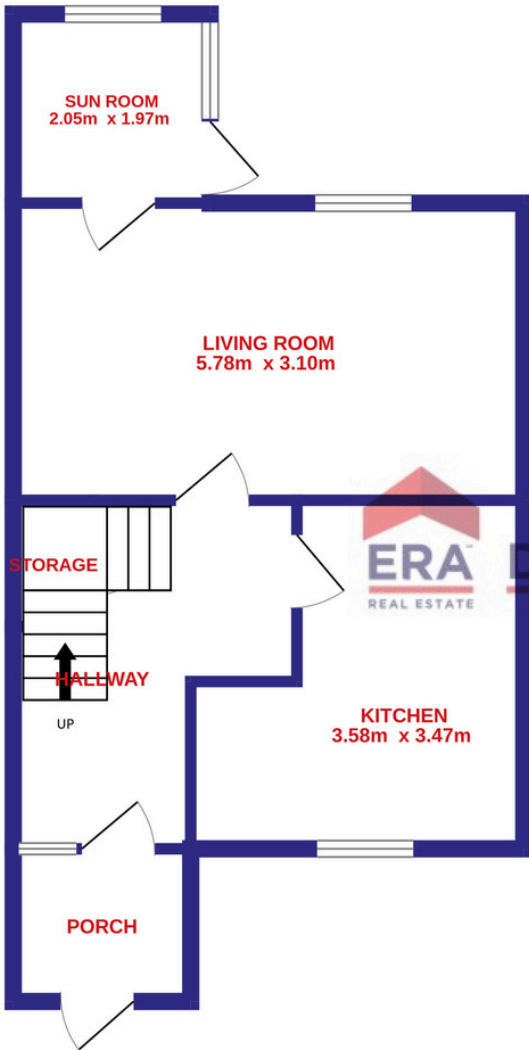
The bathroom features a three piece suite including built-in shower cubicle incorporating a Triton T90 SR electric shower, frosted window to the front, centre light fitting, radiator and fully tiled floor and walls.



| FLOOR PLAN

GROUND FLOOR

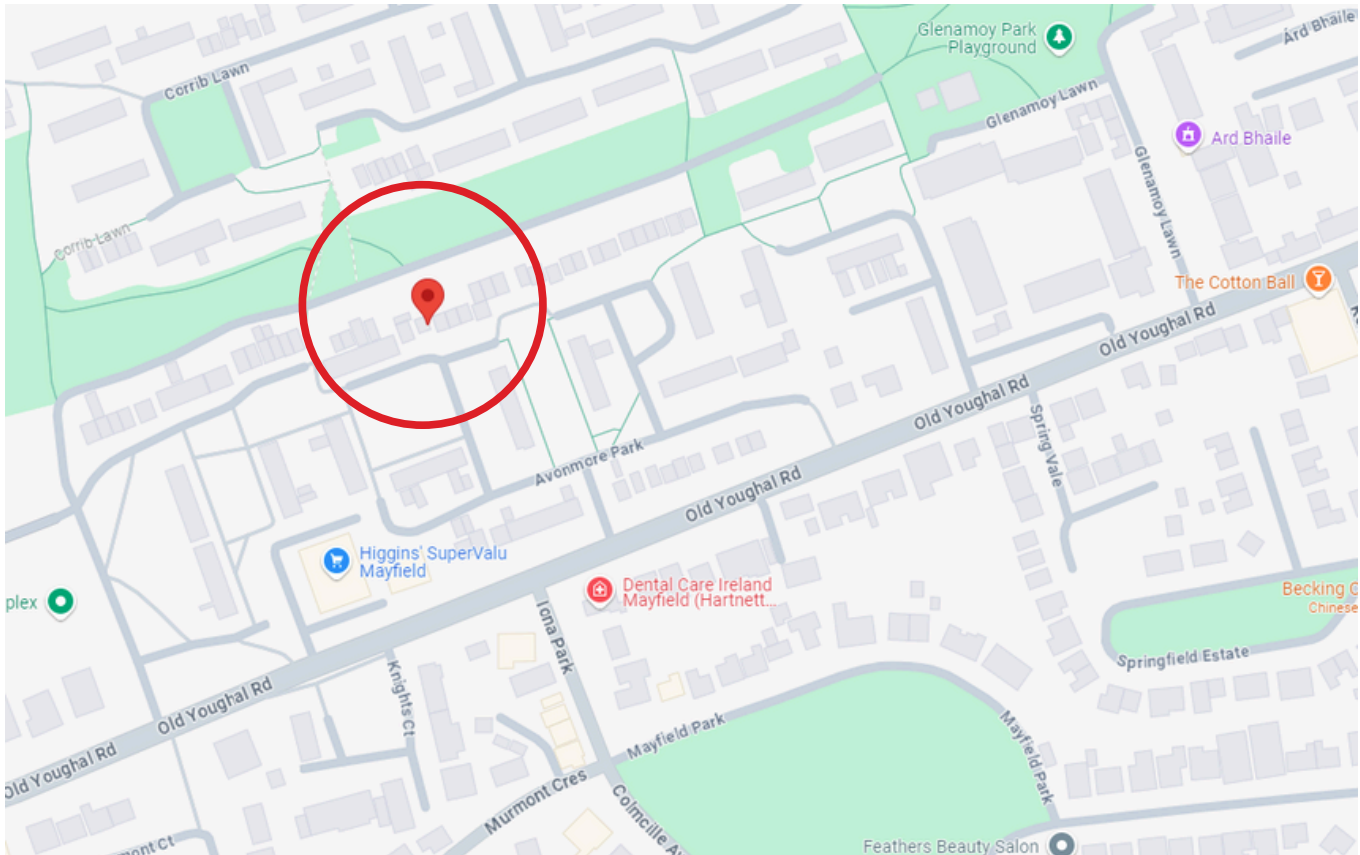
1ST FLOOR



ERA
REAL ESTATE
Downey McCauley
THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 Y3Y8 for directions.



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