



# Downey McCarthy

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## 3 Carhookeal, Mallow, Co. Cork



ERA Downey McCarthy Auctioneers is pleased to present to the market this superb, three bedroom detached bungalow situated within walking distance of Mallow town centre and close to all local amenities including supermarkets, shops, restaurants, schools and bars. The property also offers easy access to the N20 road network with Cork city only a 30 minutes' drive.



**AMV: €195,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 77.89 Sq. M. / 838 Sq. Ft.
- Built in 1986
- BER E1
- Newly fitted electric heaters
- Newly fitted PVC double glazed windows throughout
- Modern fitted Sliderobes to all bedrooms
- Detached garage extending to approx. 17.73 Sq. M.
- Within walking distance of Mallow town centre
- Close to all local amenities including supermarkets, shops, restaurants, schools and bars
- Easy access to the N20 road network

## | RECEPTION HALLWAY

5.87m x 1.07m (19'2" x 3'5")

A solid door allows access to the main reception hallway which has three recessed ceiling lights, timber flooring and access to a shelved hot press space including a hot water cylinder and electric immersion.

## | LIVING ROOM

4.23m x 3.51m (13'8" x 11'5")

The living room has one window overlooking the front garden, one centre light piece, a feature fireplace with electric stove insert, one wall-mounted electric heater, shelved storage units to either side of the chimney breast, timber flooring and a fitted display cabinet.



## | KITCHEN

4.56m x 3.94m (14'9" x 12'9")

Located to the rear, the kitchen has nine recessed ceiling lights and boasts new fitted kitchen units at eye and floor level, with new integrated appliance to include electric hob, oven & extractor fan, fridge freezer, dishwasher and washing machine. There is one wall-mounted electric heater, timber flooring, ample power points, a window overlooking the back garden and a door leading out to same.



## | BEDROOM 1

4.54m x 3.09m (14'8" x 10'1")

This bedroom has one window to the rear of the property, one centre light piece, one wall-mounted electric heater, a newly fitted Sliderobe for storage and timber flooring.



## | BEDROOM 2

3.61m x 2.33m (11'8" x 7'6")

This room has one window to the front of the property, one centre light piece, timber flooring, one wall-mounted radiator and a fantastic, modern fitted Sliderobe for storage.



### | **BEDROOM 3**

2.55m x 2.86m (8'3" x 9'3")

This room has one window overlooking the side of the property, one centre light piece, timber flooring, and also features a modern fitted Sliderobe for storage.



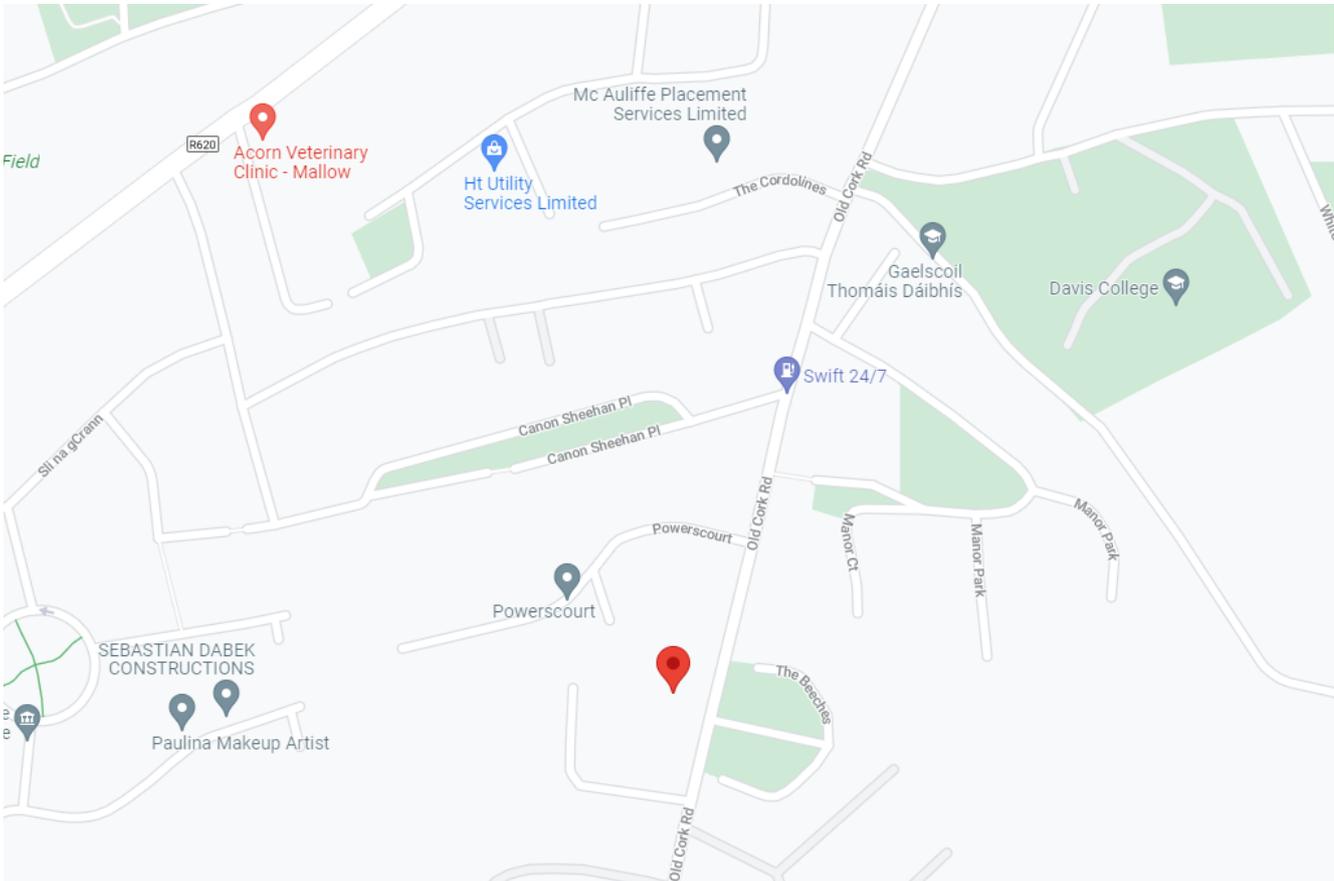
### | **BATHROOM**

1.9m x 2.06m (6'2" x 6'7")

The bathroom features a four piece suite which includes an electric Mira Jump shower fitted over a full size bath, one centre light piece, one wall-mounted electric heater, wall tiling, storage unit underneath the wash hand basin and timber flooring.

## | DIRECTIONS

Please see Eircode P51 HX3Y for directions.



## | ALL ENQUIRIES TO:

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