



# Downey McCarthy

...the people you can trust

## 53 Colmcille Avenue, Mayfield, Cork



ERA Downey McCarthy are delighted to offer to the market this spacious, three bedroom semi-detached Dutch style dormer bungalow with a garage situated on a large corner site. Colmcille Avenue is located in a much sought after area close to Montenotte, Mayfield and Silversprings, and No. 53 is within a short walk of all essential amenities.



**AMV: €250,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 89.04 Sq. M. / 958 Sq. Ft.
- Garage approx. 26.4 Sq. M. / 284 Sq. Ft.
- Built in 1950 approx.
- BER E2
- Natural gas central heating
- PVC double glazed windows
- Extended kitchen/dining area
- Garage ideal for storage
- Potential for conversion
- Large corner site
- Great location close to a host of amenities
- Close proximity to Cork city centre
- Easy access to the N8 road network
- On the 208 bus route

## | RECEPTION HALLWAY

2.63m x 4.31m (8'6" x 14'1")

A timber frame door with frosted glass panelling allows access to the main reception hallway. The hallway has laminate timber flooring, one centre light piece, one power point and one radiator cover with beautiful radiator cover. Solid doors lead to all rooms and an additional door allows access to the garage.

## | GUEST W.C

1.86m x 0.89m (6'1" x 2'9")

The guest w.c has one frosted window to the front of the property and one w.c.

## | LIVING ROOM

4.29m x 3.45m (14'0" x 11'3")

The spacious main living room has sliding glass doors to the rear of the property allowing access to the yard and allowing natural light to fill the room. The room has laminate timber flooring, attractive décor, one large radiator, ample power points, feature fireplace with gas insert and one centre light piece.



## | KITCHEN/DINING

The open plan kitchen/dining area has one large radiator, power points, built-in storage units, one fluorescent light piece and one centre light piece.

### DINING AREA

3.17m x 3.35m (10'4" x 10'9")

The dining area has extensive dining space, laminate timber flooring and an open arch allowing access to the kitchen.



### KITCHEN

2.51m x 3.06m (8'2" x 10'0")

The kitchen area has been extended and includes fitted units at eye and floor level with extensive worktop counter, tiled flooring, ample power points, space for an oven, space for a washing machine, space for a dryer, one window to the rear of the property and a timber door to the side of the property allowing access to the rear courtyard.



## | BEDROOM 3

2.14m x 2.38m (7'0" x 7'8")

This downstairs bedroom has built-in wardrobes, newly fitted carpet flooring, one centre light piece, one radiator, one power point and one window overlooking the front of the property.



## | STAIRS AND LANDING

The stairs and landing has newly fitted carpet flooring throughout. The landing has one centre light piece and an access hatch to the attic.

## | BEDROOM 1

3.2m x 3.48m (10'4" x 11'4")

This double bedroom has newly fitted carpet flooring, one centre light piece, one radiator, one power point and one window overlooking the rear of the property.



## | BEDROOM 2

2.58m x 3.14m (8'4" x 10'3")

This bedroom has large built-in wardrobes, newly fitted carpet flooring, one centre light piece, one radiator, power points and one window overlooking the side of the property.



## | BATHROOM

1.83m x 2.41m (6'0" x 7'9")

The main bathroom features a three piece suite including a walk-in shower cubicle, laminate flooring, wall tiling, one window to the front of the property and one centre light piece.

## | GARAGE

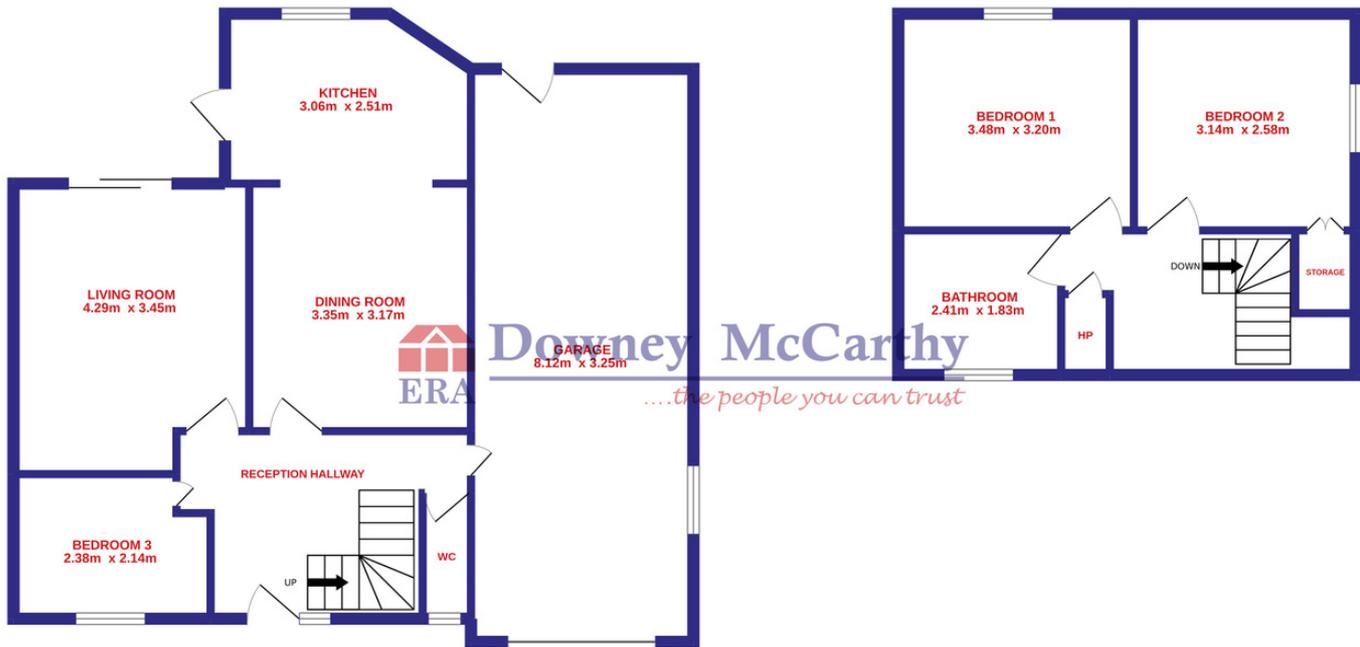
8.12m x 3.25m (26'6" x 10'6")

Located to the side of the property the garage adds additional ground floor living space and has great potential for conversion. The garage has a roller door to the front of the property, one door to the rear and one window to the side.

# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



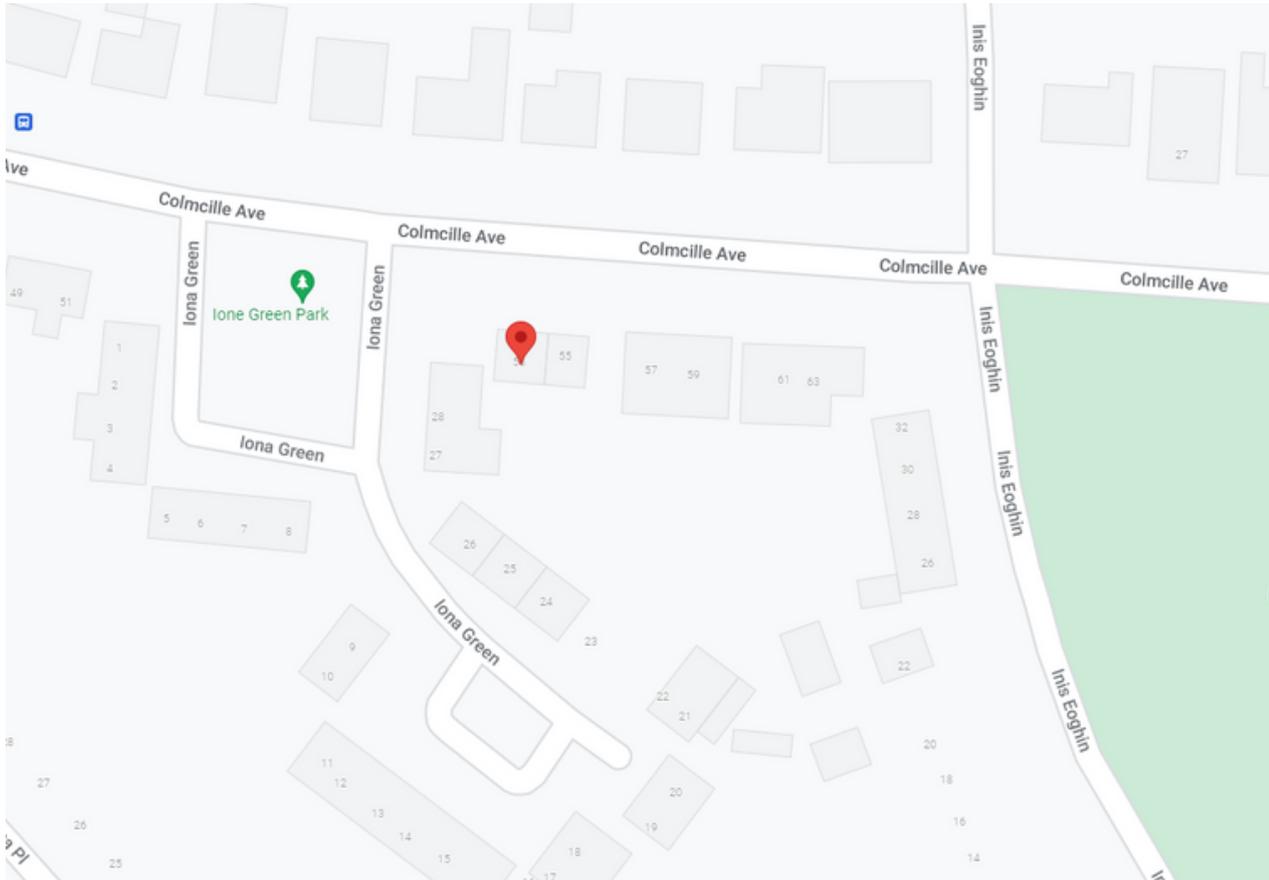
TOTAL FLOOR AREA : 89.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode T23 N8P0 for directions.



## | ALL ENQUIRIES TO:

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