

Janeville, Old Youghal Road, Mayfield, Cork



ERA Downey McCarthy Auctioneers are pleased to offer to the market this detached three bedroom property in a superb, sought-after location on Old Youghal Road, Cork. Location is key for this home as it is situated close to Cork city centre and with local amenities and public transport at its doorstep. This property has superb potential and a lot to offer potential purchasers. Viewing comes highly recommended.

Accommodation consists of reception hallway, living room, dining room, family room, rear hall, kitchen and utility room on the ground floor. At basement level there is a cellar. On the first floor the property offers three spacious bedrooms, a walk-in wardrobe, one ensuite, one shower room and the main family bathroom.

AMV: €375,000



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PSRA No. 002584

| FEATURES

- Approx. 199.11 Sq. M. / 2,143 Sq. Ft.
- Built in 1850
- BER G
- Period Home
- Three spacious bedrooms
- Cellar at basement level
- Superb potential
- Beautifully appointed family bathroom with underfloor heating
- Fully enclosed rear garden with raised patio area, storage shed and mature apple tree
- Convenient, sought-after location
- 10 minutes from Cork city centre
- Serviced by the 208 bus route
- Close to local amenities including shops, library, bars, cafes, schools and church

| RECEPTION HALLWAY

2.59m x 1.76m (8'4" x 5'7")

An original timber door with frosted glass panelling allows access to the main reception hallway. The hallway area features hardwood flooring, one centre light piece, one radiator and access to all rooms and the wine cellar below.



| DINING ROOM

4.02m x 4.19m (13'1" x 13'7")

The dining room is dual aspect with two large windows to the front and a window to the rear with curtain rail and curtains, allowing extensive natural light to flow throughout the area. The room features two radiators, one centre light piece, carpet flooring, a feature fireplace, ample power points. Open archways to either side of the fireplace allow access to the family room.



| FAMILY ROOM

3.99m x 5.57m (13'0" x 18'2")

This room is also dual aspect with two windows to the front and one to the rear with curtain rails and blinds. Other features include hardwood flooring, two radiators, ample power points and an open fireplace.



| LIVING ROOM

3.96m x 3.27m (12'9" x 10'7")

The living room features timber flooring, one window to the front of the property, archway leading to the rear hallway, a stove, one centre light piece, one radiator and ample power points.



| REAR HALLWAY

1.94m x 2.62m (6'3" x 8'5")

The hallway features timber flooring, one centre light piece, one power point, one window to the rear and a PVC glass door allowing access to same.

| KITCHEN

4.25m x 3.98m (13'9" x 13'0")

The bright and airy kitchen is triple aspect with one window front of the property, one window to the side and large glass sliding doors allowing access to the patio area to the rear. The room has tile flooring, one centre light piece, ample storage space and ample power points throughout. The kitchen features fitted units at eye and floor level with worktop counter and tile splashback, space for a fridge freezer, space for an oven and space for a dishwasher.



| UTILITY ROOM

2.02m x 3.02m (6'6" x 9'9")

Steps with carpet flooring from the main reception hallway lead to the utility room. This room has tile flooring, one centre light piece, one radiator, ample power points, worktop counter, stainless steel sink, space for a washer and dryer, one window to the rear of the property and a glass panel PVC door allowing access to the rear.



| CELLAR

2.75m x 3.85m (9'0" x 12'6")

Accessed via stone steps to basement level, this room has concrete flooring, exposed beams, one centre light piece, ample power points, one window at ground floor level and one radiator.



| STAIRS AND LANDING

4.01m x 6.03m (13'1" x 19'7")

The stairs and landing features carpet flooring throughout. At the half landing there is access to the main family bathroom. At the first floor landing there is one centre light piece, an integrated bookshelf, large windows to the front and solid doors leading to all rooms.



| BATHROOM

2.02m x 3.03m (6'6" x 9'9")

This superbly appointed family bathroom features a three piece suite including a large corner bath, modern floor and wall tiling, underfloor heating, attractive neutral décor, recessed spot lighting, storage space, a heated towel rail and one window to the rear of the property.



| BEDROOM 1

4.07m x 4.51m (13'3" x 14'7")

This spacious main bedroom features hardwood flooring, recessed spot lighting, two radiators, two large windows to the front of the property and one large window to the rear. Sliding doors allow access to a walk-in wardrobe and ensuite bathroom respectively.



| WALK-IN WARDROBE

This wardrobe features one centre light piece and shelving and hanging space.

| ENSUITE

2.07m x 1.66m (6'7" x 5'4")

The ensuite bathroom features a three piece suite including a shower cubicle, hardwood flooring, one centre light piece, wall tiling.



| BEDROOM 2

3.84m x 3.19m (12'5" x 10'4")

This large bedroom has one window to the front of the property with curtain rails and curtains, carpet flooring, one centre light piece, one large radiator, six power points and an access hatch to the attic. A door allows access to the shower room.



| **SHOWER ROOM**

2m x 1.94m (6'5" x 6'3")

The shower room features one centre light piece, carpet flooring, tiling to the wet areas, one window to the rear and the hot press is housed within this room.



| **BEDROOM 3**

2.94m x 4.24m (9'6" x 13'9")

This single bedroom has timber flooring, one window to the rear with a blind, one centre light piece, one radiator and four power points.



| GARDENS AND EXTERIOR

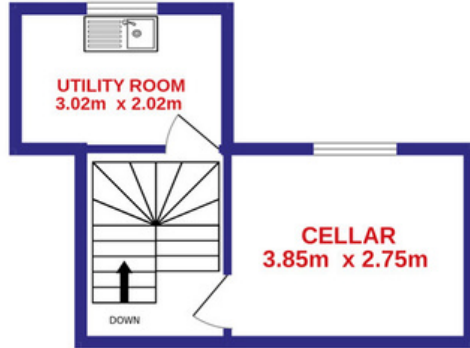


The front of the property is accessed via secure gates from the main road, leading to an enclosed and private cobble lock driveway which facilitates off street parking. To the right there is a garden area with mature plants and trees, and to the left there is an open arch allowing access to the side and rear of the property.

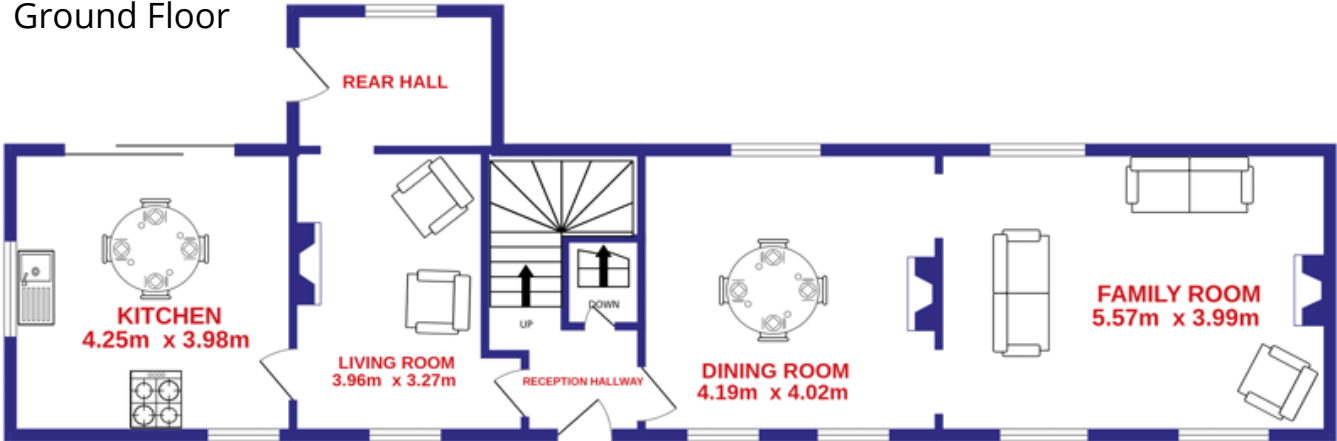
Sliding doors from the kitchen allow access to a superb raised patio area to the rear, ideal for outdoor entertaining. Steps lead down to a superb large garden area, which is fully enclosed and features mature trees and hedging as well as a beautiful apple tree. There is a Barna shed which is ideal for storage.

FLOOR PLAN

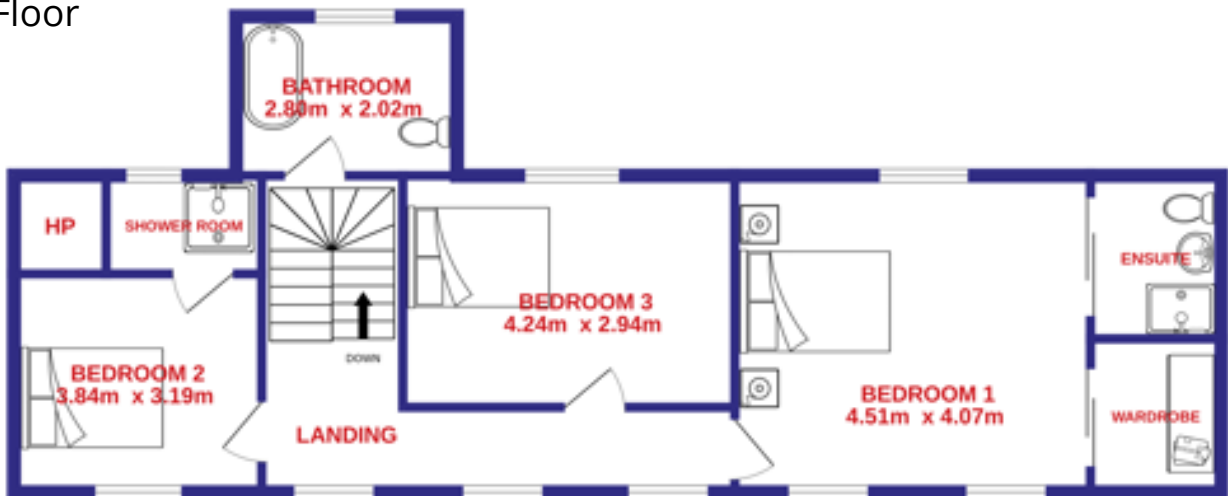
Basement



Ground Floor

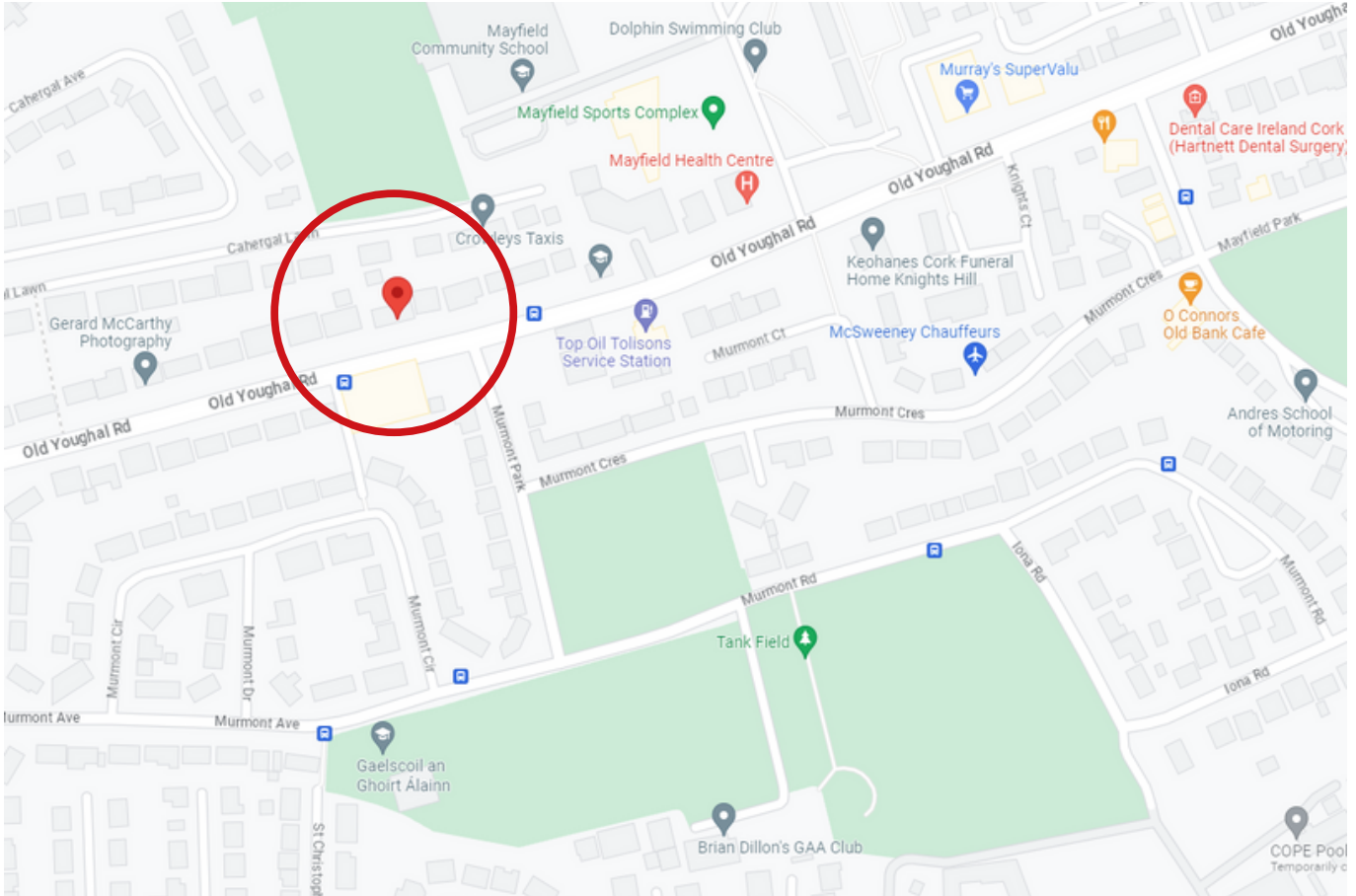


1st Floor



| DIRECTIONS

Please see Eircode T23 E2X8 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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