

## 16 Egmont Place, Churchtown, Mallow, Cork



ERA Downey McCarthy are delighted to present to the market this three bedroom, terraced property located in Churchtown, Mallow. Located within close distance to Churchtown village and all amenities, this property offers prospective purchasers the opportunity to make the home completely their own.

Accommodation consists of reception hallway, guest w.c, living room, open plan kitchen/dining on the ground floor. Upstairs the property offers three spacious bedrooms, one ensuite bathroom and the main family bathroom.

**AMV: €135,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 92.66 Sq. M. / 997 Sq. Ft.
- Built in 2005
- BER C1
- Terraced property
- Three bedrooms
- Fitted kitchen
- West facing rear aspect
- Communal parking to the front
- Within walking distance of local amenities in Churchtown village
- Within easy access to the N20 road network to Cork, Mallow, Charleville
- On the 522 bus route

## | RECEPTION HALLWAY

5.2m x 2.28m (17'0" x 7'4")

The reception hallway has one centre light piece, one wall-mounted radiator, power points and carpet flooring.



## | GUEST W.C

1.53m x 1.48m (5'0" x 4'8")

The guest w.c features a two piece suite, one centre light piece, one wall-mounted radiator and vinyl flooring.





## | LIVING ROOM

5m x 3.28m (16'4" x 10'7")

The living room has one large window to the front of the property, carpet flooring, one wall-mounted radiator, a cast iron and timber surround fireplace with marble hearth, ample power points and one centre light piece. Double doors allow access to an open kitchen/dining area.



## | OPEN PLAN KITCHEN/DINING

3.68m x 5.65m (12'0" x 18'5")

This open plan room has double doors allowing access to the rear garden. There is one window, two light pieces and vinyl flooring throughout. The kitchen features modern units at eye and floor level with worktop counter and tile splashback, a stainless steel sink, washing machine, electric cooker, microwave and an electric fridge freezer.



## | STAIRS AND LANDING

3m x 2.08m (9'8" x 6'8")

The landing has carpet flooring, one centre light piece, one wall-mounted radiator and access to a hot press area.

## | BEDROOM 1

3.26m x 4.1m (10'6" x 13'1")

A spacious double bedroom has one large window to the front, carpet flooring, one centre light piece, one wall-mounted radiator, ample power points and a door allowing access to the ensuite bathroom.



## | ENSUITE

2.36m x 1.26m (7'7" x 4'1")

The ensuite features a three piece suite including an enclosed shower cubicle. There is vinyl flooring, one centre light piece, one wall-mounted shaving light and mirror, tiling to the sink and shower areas and one wall-mounted radiator.





## | **BEDROOM 2**

3.29m x 2.97m (10'7" x 9'7")

A spacious double bedroom has one large window to the rear, carpet flooring, one centre light piece, one wall-mounted radiator and ample power points.



## | **BEDROOM 3**

2.64m x 2.57m (8'6" x 8'4")

This single bedroom has one window to the rear, carpet flooring, one centre light piece, one wall-mounted radiator and ample power points.



## | **BATHROOM**

1.68m x 2.27m (5'5" x 7'4")

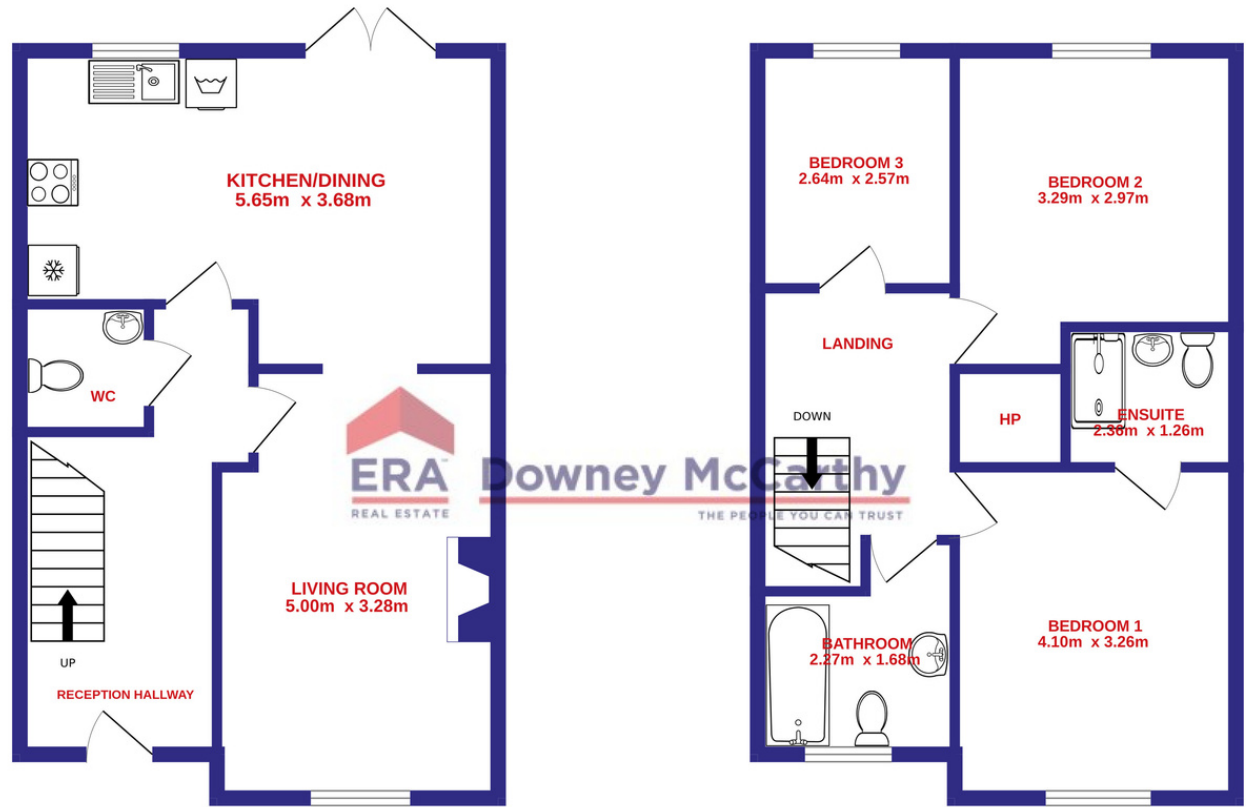
The main family bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath. There is one frosted window to the front, vinyl flooring, one centre light piece, one wall-mounted shaving light and mirror, tiling to the sink and bath areas and one wall-mounted radiator.



| FLOOR PLAN

GROUND FLOOR

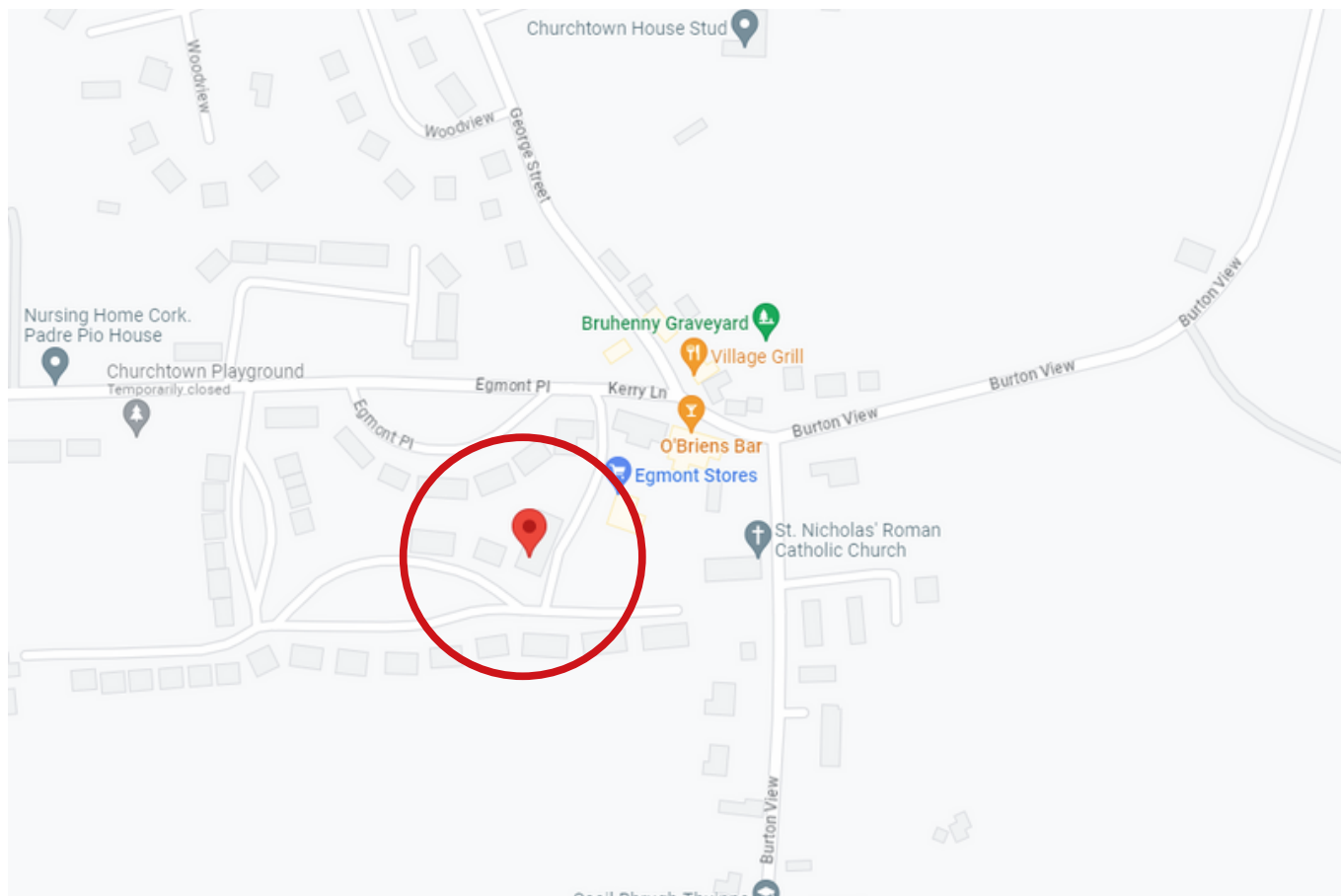
1ST FLOOR



TOTAL FLOOR AREA : 92.7 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 P51 C9KE for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Domhnaill Small, Beauchamps Solicitors, Riverside Two, Sir John Rogerson's Quay, Dublin

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