

## 17 Glenamoy Lawn, Mayfield, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this comfortable and cosy three bedroom mid-terraced property, benefitting greatly from its location close to all local amenities in Mayfield, including schools, supermarkets, shops, sports complex, library and bars.

Accommodation consists of an open plan porch and reception hallway, kitchen/dining room, and living room on the ground floor. Upstairs the property offers three bedrooms and the bathroom.

**AMV: €225,000**

**BER C**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 83.4 Sq. M. / 898 Sq. Ft.
- Built in 1970 approx.
- BER C - No. 119693406
- Three bedrooms upstairs
- Maintenance free rear garden
- Superb location close to local amenities
- On the 208 bus route

## | RECEPTION HALLWAY

5.31m x 1.82m (17'4" x 5'9")

A sliding glass door allows access into the open plan reception hallway which has tile flooring, alarm control panel, one radiator, one centre light fitting, and access to under stair storage.



## | KITCHEN/DINING ROOM

3.55m x 3.44m (11'6" x 11'2")

The kitchen has one window overlooking the front of the property, and features solid fitted units, worktop counter, tile splashback, plumbing for a washing machine, space for a dishwasher, and a fridge freezer, an integrated oven/hob/extractor fan, a stainless steel sink, one wall-mounted light piece and tile flooring.





## | LIVING ROOM

3.09m x 5.76m (10'1" x 18'8")

The spacious living room has one window overlooking the rear of the property, as well as glass sliding doors which allow in an extensive natural light. The room has high quality laminate flooring, plenty of space for a suite of furniture, one centre light fitting, one radiator, and a fireplace with an electric stove insert.



## | STAIRS AND LANDING

2.66m x 2.83m (8'7" x 9'2")

The stairs and landing are fitted with carpet flooring throughout. The landing area has access to the hot press, and an access hatch to the attic.



## | BEDROOM 1

3.57m x 3.75m (11'7" x 12'3")

A spacious double bedroom has one window overlooking the front of the property, one centre light fitting, one radiator and carpet flooring.



## | **BEDROOM 2**

3.34m x 3.35m (10'9" x 10'9")

Another double bedroom that has one window to the rear of the property, one centre light fitting, one radiator and carpet flooring.



## | **BEDROOM 3**

3.35m x 2.13m (10'9" x 6'9")

This single bedroom has one window overlooking the rear of the property, one centre light fitting, one radiator and carpet flooring.



## | **BATHROOM**

1.91m x 1.94m (6'2" x 6'3")

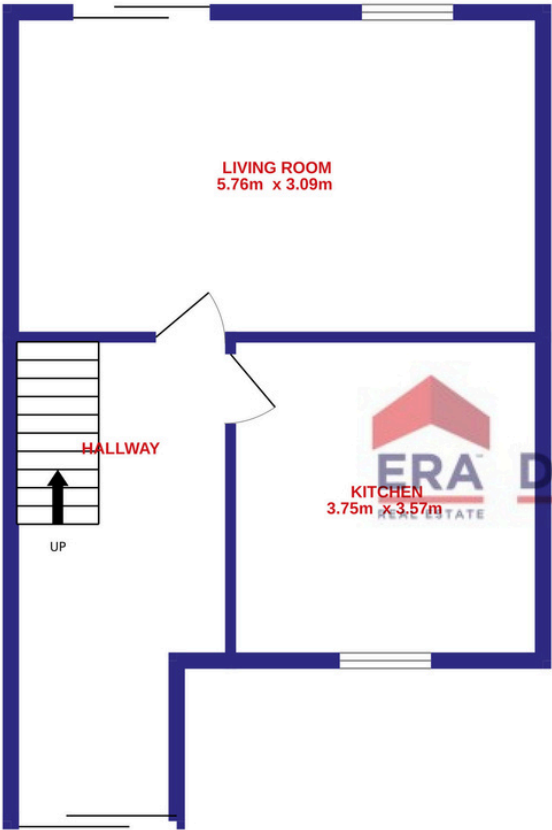
The bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Elite QT electric shower. The room has fully tiled walls and floor, centre light fitting, radiator, and an extractor fan.



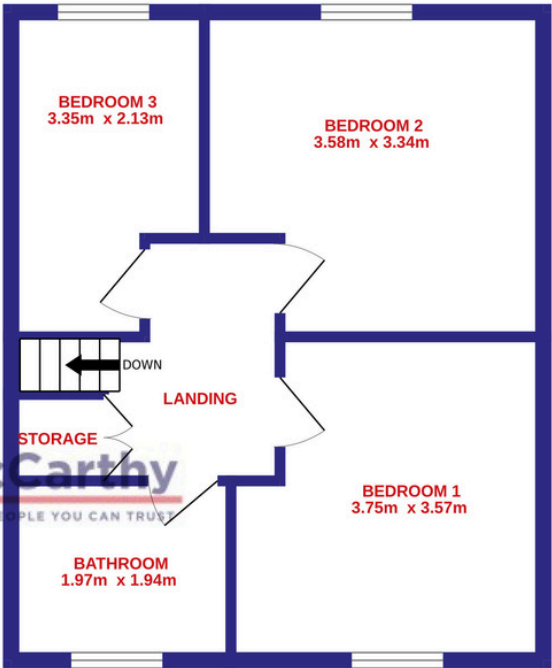


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



## | GARDENS AND EXTERIOR



The front of the property has a concrete footpath, leading up to an enclosed area which is ideal for bin/bike storage. There is a small garden area which is laid to lawn.

The rear of the property has a patio area and a maintenance free garden. The property is fully enclosed with block walls and fencing on the left and right, and there is a large timber shed to the rear as well as a steel tech shed.



## | DIRECTIONS

Please see Eircode T23 C3H0 for directions.



## | ALL ENQUIRIES TO:



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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