

## 9 Byefield Park, Mayfield, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this beautifully presented and cleverly extended three bedroom detached bungalow, situated in a quiet and mature residential area in Mayfield. The property benefits greatly from a south facing rear aspect and attractive modern finishes, and it is ideally located within close proximity to a host of local amenities including primary and secondary schools, bus routes, supermarkets, shops, and bars.

Accommodation consist of reception hallway, sitting room, extended open plan kitchen/dining/living room, utility room, three spacious bedrooms, master bedroom en suite, and finally the main family bathroom.

**AMV: €375,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 107.33 Sq. M. / 1,155 Sq. Ft.
- Built in 1950 approx.
- BER D1
- Gas fired central heating - boiler replaced within the last 18 months
- Solar panels for domestic hot water
- Home EV charger - Ohme brand
- New concrete subfloor installed throughout with a double layer of insulation underneath
- Underfloor heating in kitchen/dining/living, utility room, and main bathroom
- Three spacious bedrooms
- Superb extension with an open plan kitchen/dining/living room to the rear
- Attractive finishes throughout
- South facing rear garden and patio area
- Situated within a quiet and mature residential area
- Off street parking
- Located close to all amenities including primary and secondary schools, bus routes, supermarkets, shops and pubs

## | RECEPTION HALLWAY

4m x 4.81m (13'1" x 15'7")

An open porch with one light fitting allows access to a solid teak door with frosted glass panelling, leading you through to the main reception hallway. The reception hallway features attractive tile flooring throughout along with three light fittings, one large radiator, neutral décor, an access hatch to the attic, access to the electrical board, and ample power points.



## | SITTING ROOM

3.33m x 4.09m (10'9" x 13'4")

A super, private room with one large window overlooking the front of the property, with high quality laminate timber flooring, attractive décor, a feature centre light fitting, two wall-mounted light fittings, one large radiator and ample power points. A focal point of this room is the feature fireplace, which offers an extensive array of display and storage units to either side.





## | KITCHEN/DINING/LIVING ROOM

6.62m x 4.9m (21'7" x 16'0")

The heart of the home is the extended, open plan kitchen/dining/living area. This superb room is flooded with extensive natural light, with windows to the left, right, and also to the rear. There is a solid teak door with frosted glass panelling to the side, and glass sliding doors open up onto the outside patio area. The room has recessed spot lights, ample power points, and neutral décor throughout.

The kitchen features tile flooring, modern fitted units at eye and floor level in an L-shape with worktop counter, and attractive tile splashback. The kitchen includes an island unit with storage, a stainless steel sink, integrated oven, hob, extractor fan, integrated fridge freezer, and a dishwasher.

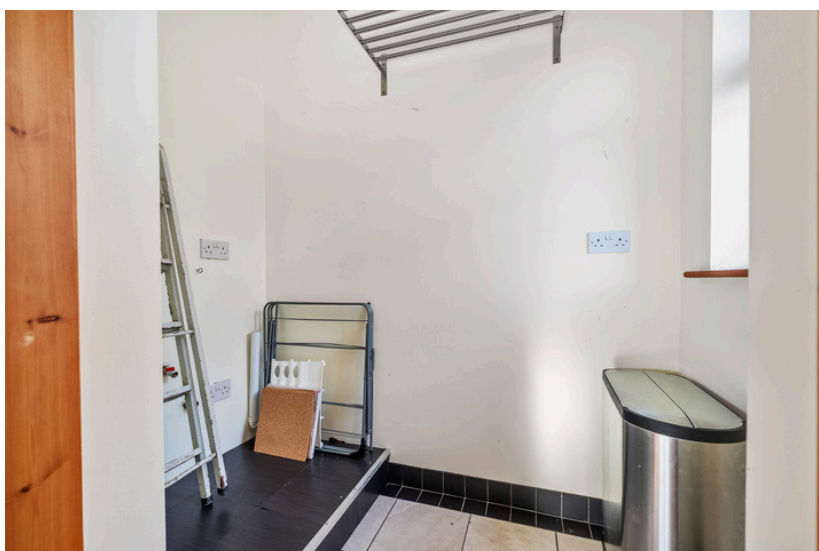
The dining space has laminate timber flooring, a feature centre light fitting, and wall-mounted shelving. A door allows access to the utility room.



## | UTILITY ROOM

1.07m x 2.01m (3'5" x 6'5")

The utility room has one window to the side of the property, tile flooring, centre light fitting, neutral décor, and space for appliances.



## | BEDROOM 1

3.42m x 4.12m (11'2" x 13'5")

This spacious double bedroom has one large window overlooking the front of the property, laminate timber flooring, a built-in wardrobe unit for storage, centre light fitting, recessed spot lighting, attractive neutral décor, and a large radiator. A door allows access to the en suite bathroom.



## | EN SUITE

3.42m x 0.89m (11'2" x 2'9")

The en suite bathroom features a three piece suite including a shower cubicle supplied by pumped hot water, floor and wall tiling, centre light fitting, Velux window, radiator, and extractor fan.



## | BEDROOM 2

4.06m x 2.58m (13'3" x 8'4")

Another generous sized double bedroom that has one window to the rear of the property, laminate timber flooring, centre light fitting, power points, a large radiator.





### | **BEDROOM 3**

2.81m x 2.51m (9'2" x 8'2")

This single bedroom has one window overlooking the rear of the property, timber flooring, attractive décor and colour palette, centre light fitting, radiator, power points, and ample storage and shelving space.



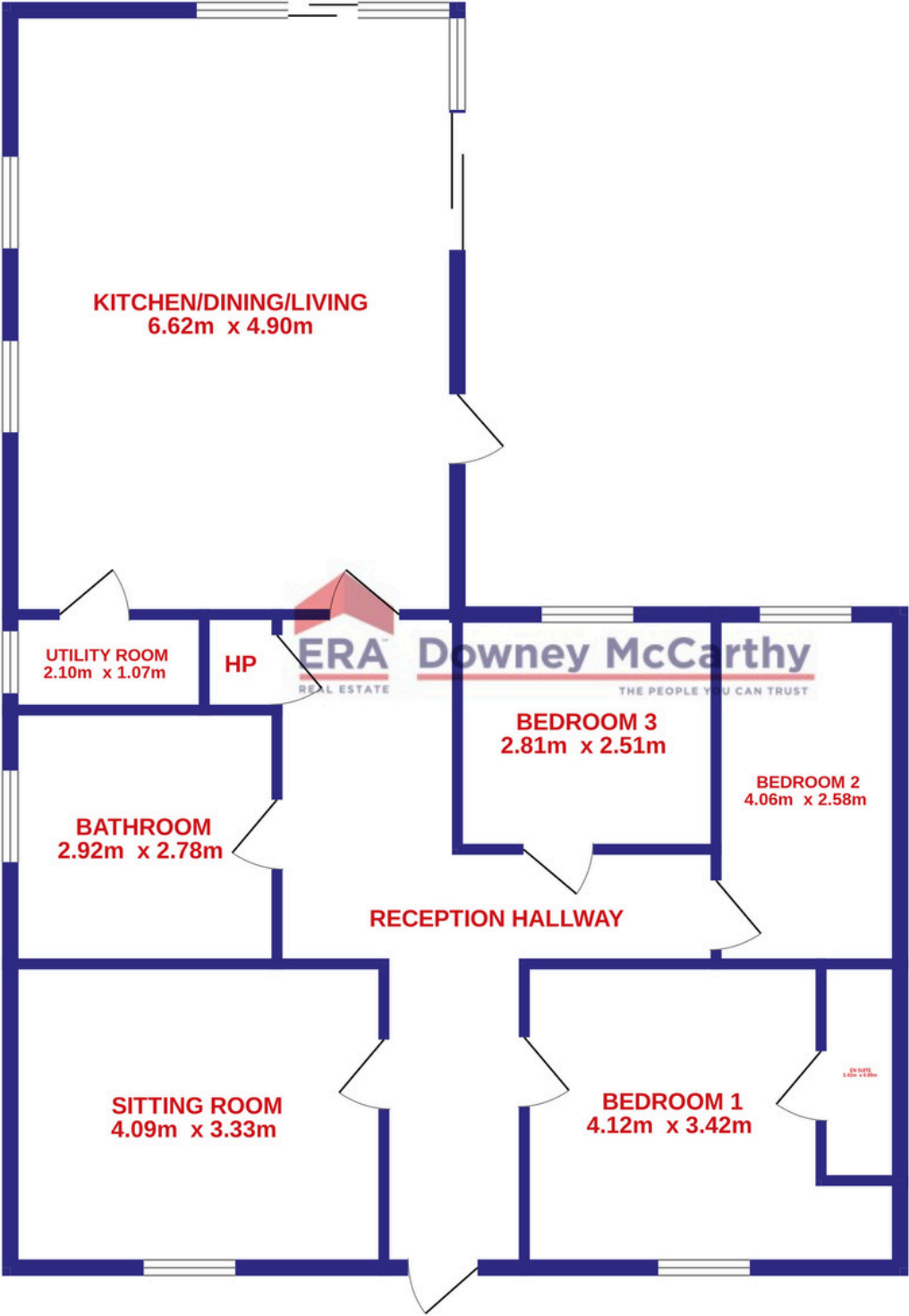
### | **MAIN BATHROOM**

2.78m x 2.92m (9'1" x 9'5")

The spacious main family bathroom features a four piece suite, including a separate bath and a walk-in shower cubicle. The area has attractive floor and wall tiling, neutral décor, frosted window to the side of the property, centre light fitting, wall-mounted light fitting, radiator, and some storage space.



| FLOOR PLAN





## | GARDENS AND EXTERIOR



The front of the property is fully enclosed with block built walls, mature hedging, timber fencing, and secure gates. There is a maintenance free concrete driveway to accommodate off street parking for up to two/three vehicles, a home EV charger, and a small garden which is laid to lawn with a selection of mature trees and plants planted throughout.

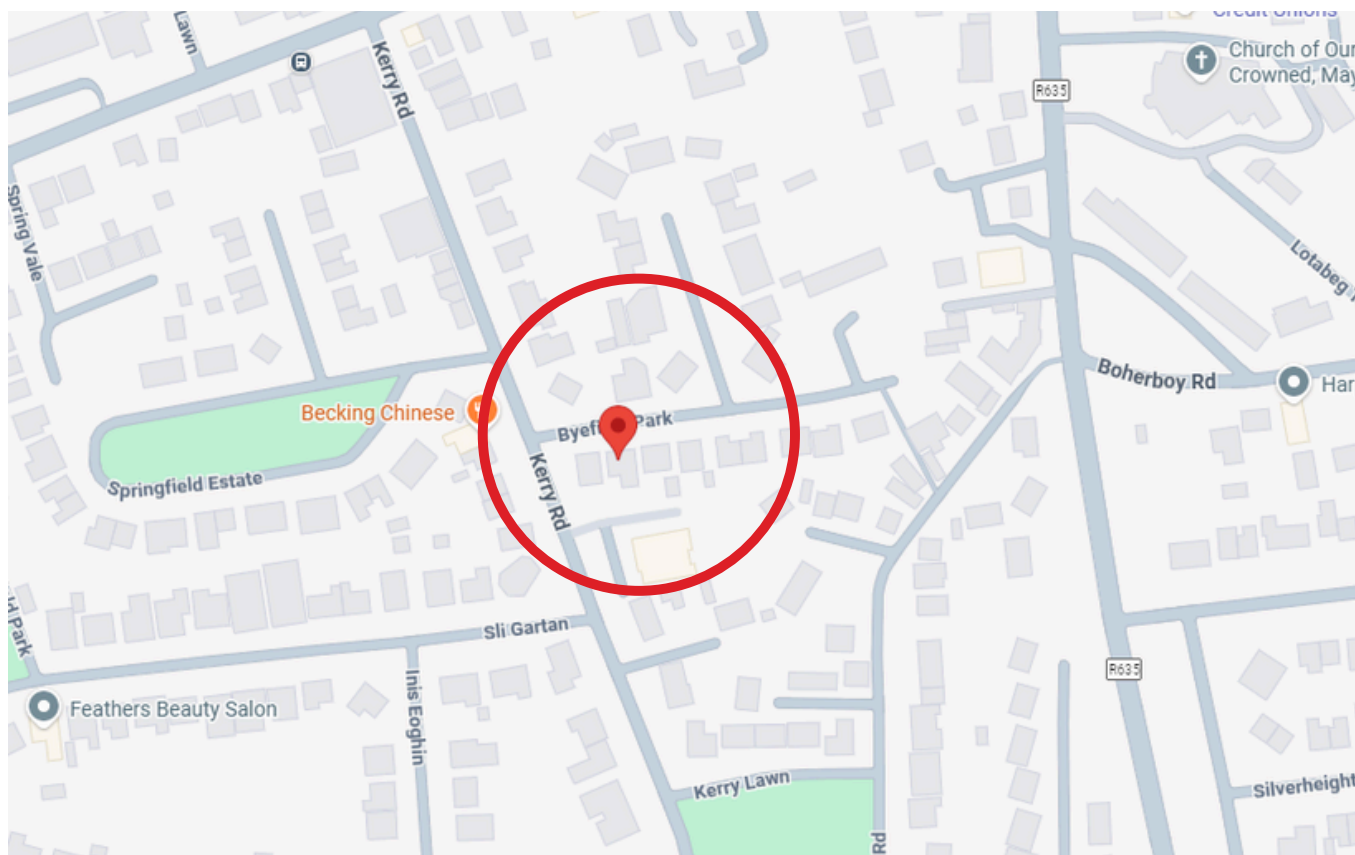
A secure side gate and pathway allows access to the rear.

The rear of the property is fully enclosed with block built walls and timber fencing. There is a sunny south facing garden which is laid to lawn, mature shrubs and plants abound, and a patio area located off the kitchen/dining space is ideal for outdoor entertaining in the warm summer months. There is also a block built shed included as part of the sale, which can be used for storage.



## | DIRECTIONS

Please see Eircode T23 V6Y2 for directions.



## | ALL ENQUIRIES TO:



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