

24 Awbeg, River Valley, Mallow, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb three bedroom semi-detached home, situated within walking distance of Mallow town centre and close to all local amenities including supermarkets, shops, restaurants, schools and bars. Set in a mature residential location, the property offers easy access to the N20 road network with Cork city only a 30 minutes' drive away.

Accommodation consists of reception hallway, guest w.c, living room, dining room/family room, and kitchen/dining room on the ground floor. Upstairs the property offers three spacious bedrooms, an en-suite bathroom, and the main family bathroom.

AMV: €275,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 98.73 Sq. M. / 1,063 Sq. Ft.
- Built in 2000
- BER C2
- Gas fired central heating
- Double glazed PVC windows
- Three spacious bedrooms
- Fully enclosed rear garden and patio area
- Off street parking
- Mature residential location
- Within walking distance of Mallow town centre
- Close to all local amenities including supermarkets, shops and schools etc.
- Easy access to the N20 road network
- Regular train line to Cork city

| RECEPTION HALLWAY

5.49m x 1.79m (18'0" x 5'8")

The reception hallway has attractive timber flooring, one wall-mounted radiator, one centre light piece, and a door allows access to the guest w.c.



| GUEST W.C

2m x 0.77m (6'5" x 2'5")

The guest w.c features a two piece suite, one frosted window to the side of the property, one centre light piece, tile splashback, and tile flooring.



| LIVING ROOM

4.45m x 3.65m (14'5" x 11'9")

Double doors from the reception hallway lead you through to the main living room. This room has a feature bay window to the front of the property, timber flooring, an attractive granite surround fireplace, one wall-mounted radiator, one centre light piece, power points, and television points.



| DINING ROOM/FAMILY ROOM

3.61m x 2.88m (11'8" x 9'4")

This versatile second living space has timber flooring, one centre light piece, and one wall-mounted radiator. Sliding glass doors allow access to the rear garden.



| KITCHEN/DINING

Dining 2.85m x 2.57m (9'3" x 8'4")

The dining space has four recessed spot lights, one frosted window to the side of the property, tile flooring, one wall-mounted radiator.



Kitchen 2.41m x 3.08m (7'9" x 10'1")

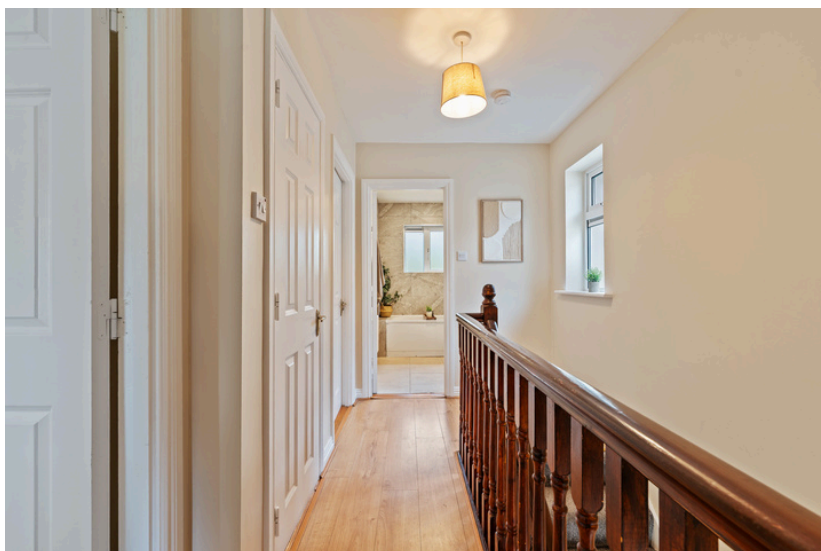
The kitchen has one large window to the rear, a door allowing access side of the property, three recessed spot lights, tile flooring, and one wall-mounted gas fired burner. The area features fitted units at eye and floor level with worktop counter, tile splashback, electric cooker, washing machine, dishwasher, free standing fridge freezer, and a microwave.



| STAIRS AND LANDING

3.11m x 1.89m (10'2" x 6'2")

The landing has one frosted window to the side, one centre light piece, laminate timber flooring, and access to the hot press which is shelved for storage.



| BEDROOM 1

3.48m x 3.57m (11'4" x 11'7")

This spacious double bedroom has one window overlooking the rear of the property, laminate timber flooring, centre light piece, wardrobe, bedside locker, chest of drawers, and a radiator. A door allows access to the en suite bathroom.



| EN SUITE

0.91m x 2.71m (2'9" x 8'8")

The en suite features a three piece suite including an enclosed shower cubicle, one frosted window to the side of the property, centre light piece, extractor fan, tile splashback, tile flooring, and a radiator.



| BEDROOM 2

3.56m x 3m (11'6" x 9'8")

This large double bedroom has one large window overlooking the front of the property, laminate timber flooring, a double built-in wardrobe, centre light piece, and a radiator.



| BEDROOM 3

2.47m x 2.48m (8'1" x 8'1")

A spacious single bedroom has one window to the front of the property, laminate timber flooring, centre light piece, and a radiator.



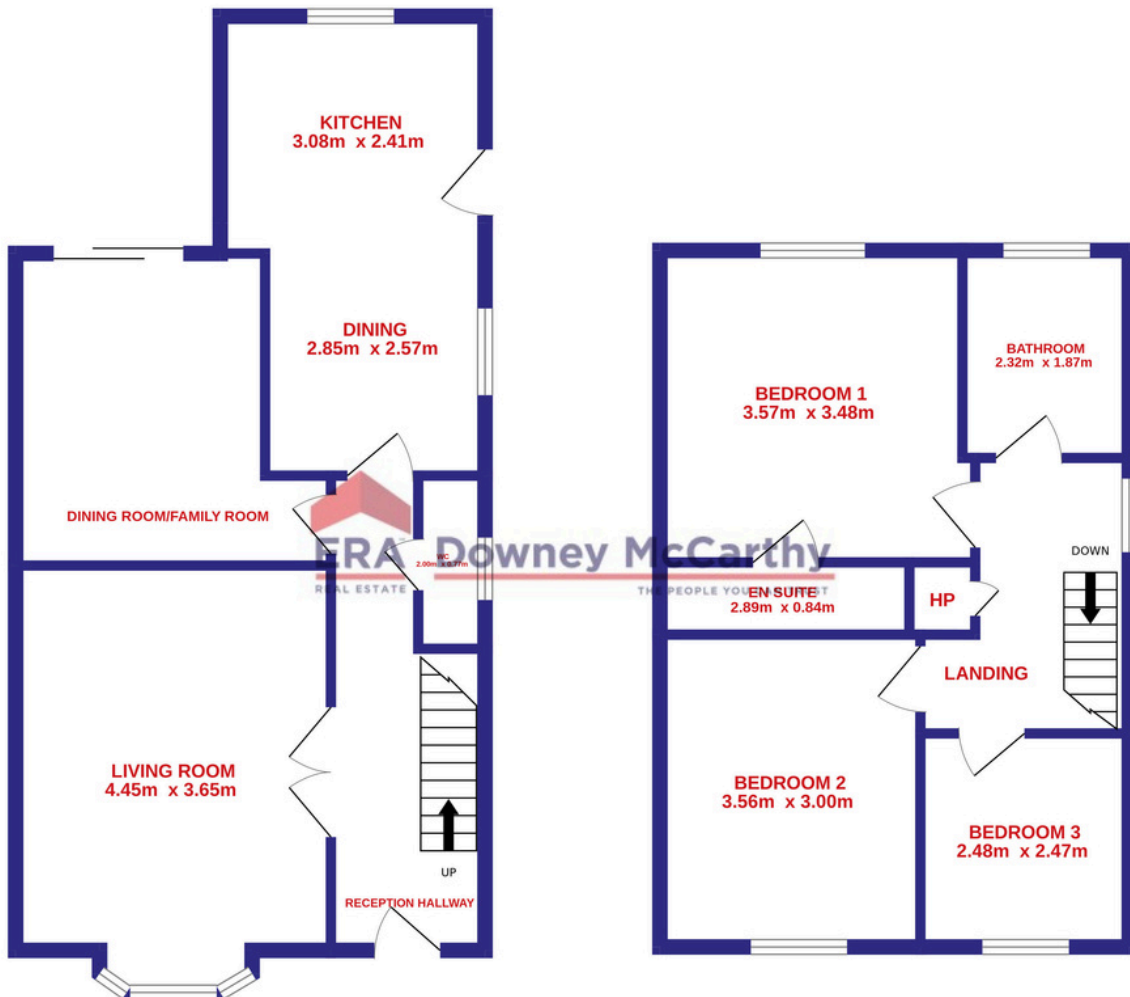
| BATHROOM

2.32m x 1.87m (7'6" x 6'1")

The recently renovated main bathroom features a four piece suite including a Triton T80 electric shower fitted over the bath, one frosted window to the rear, extractor fan, centre light piece, floor and wall tiling, wall-mounted radiator, and integrated storage.



| FLOOR PLAN



| GARDENS AND EXTERIOR

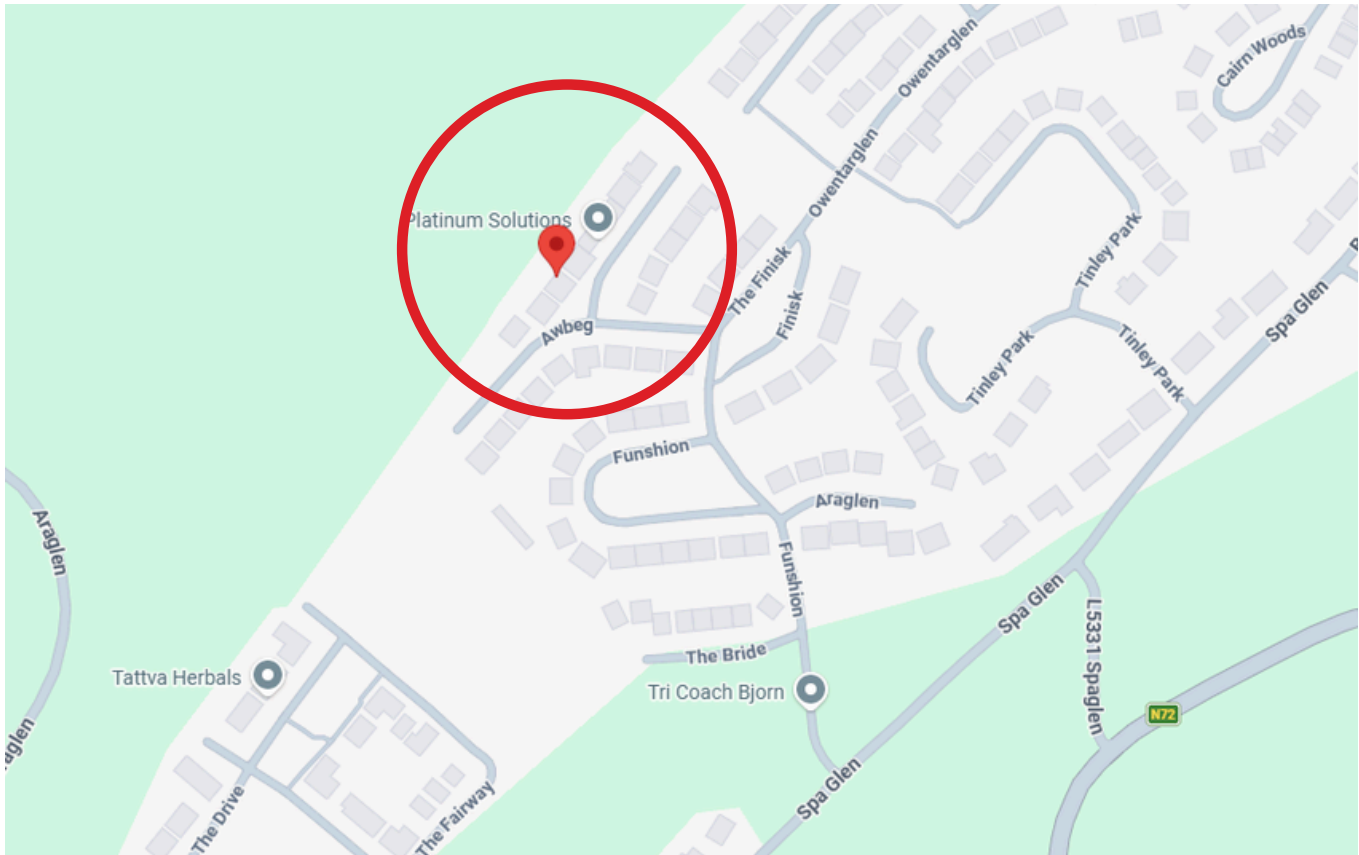


The front of the property has a driveway to accommodate off street parking and a garden area which is laid to lawn.

The rear of the property is fully enclosed to all sides. There is a well-maintained garden and patio area, and a shed is ideal for storage use.

| DIRECTIONS

Please see Eircode P51 H9HW or directions.



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