

92 Silverheights Avenue, Mayfield, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this very well-presented and recently renovated three bedroom end of terrace property, situated in a quiet and mature residential area in Mayfield. The property has been upgraded with newly fitted kitchen units, new bathroom, new roof and all new flooring and carpets throughout. No. 92 has a south facing aspect in the back garden, and it is ideally located within close proximity to the 208 bus service into the city centre and onto Bishopstown and the CUH. Mayfield has a host of local amenities including primary and secondary schools, supermarkets and shops etc.

Accommodation consist of an entrance porch, reception hallway, living room to the front and a kitchen/dining area to the rear on the ground floor. On the first floor the property offers three spacious bedrooms and the bathroom.

AMV: €275,000



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PSRA No. 002584

| FEATURES

- Approx. 80.79 Sq. M. / 870 Sq. Ft.
- Built in 1970 approx.
- BER F with the potential to reach A2
- Three spacious bedrooms
- New flooring and carpets
- Newly fitted kitchen
- New bathroom
- New roof
- Some external walls have been fitted with insulated slab
- Natural gas central heating
- PVC double glazed windows
- South facing rear garden
- Situated within a mature residential area
- Off street parking
- Easy access to 208 bus route
- Located close to all amenities, schools, bus routes, supermarkets etc.

| PORCH

0.82m x 1.64m (2'6" x 5'3")

Sliding glass doors allow access into the porch area. The porch has tile flooring, a wall-mounted light fitting, and a solid wood front door with centre and side glass panelling allows access into the main reception hallway.

| RECEPTION HALLWAY

4.91m x 1.82m (16'1" x 5'9")

The bright and spacious reception hallway has attractive herringbone flooring, neutral décor, a radiator, centre light fitting, electrical service board, smoke alarm, and access to under stair storage.



| LIVING ROOM

4.96m x 2.68m (16'2" x 8'7")

The living room has one large window to the front of the property, carpet flooring, centre light fitting, radiator, plenty of space for a suite of furniture, and a built-in display cabinet.



| KITCHEN/DINING ROOM

3.99m x 4.59m (13'0" x 15'0")

The kitchen/dining area has vinyl flooring, one window overlooking the back garden, and a door allowing access to same. The kitchen has newly fitted units at eye and floor level with an extensive worktop counter, tile splashback, stainless steel sink, oven/hob/extractor fan, plumbing for a washing machine, space for a fridge freezer, and some power points. The dining area has ample space for a table and chairs, one centre light fitting, a fireplace with an open insert, access to storage space, and one radiator. The boiler is also housed within the kitchen/dining space.



| STAIRS AND LANDING

2.67m x 1.79m (8'7" x 5'8")

The stairs and landing are fitted with new carpet flooring throughout. At the top of the landing there is a centre light fitting, access to the hot press, attractive neutral décor, and a Stira staircase allows access to the attic.



| BEDROOM 1

4.6m x 2.19m (15'0" x 7'1")

This spacious double bedroom has one large window overlooking the front of the property, attractive neutral décor, centre light fitting, radiator and carpet flooring.



| BEDROOM 2

4.2m x 2.71m (13'7" x 8'8")

Another generous sized double bedroom that has one window overlooking the rear, centre light fitting, large radiator and carpet flooring.



| **BEDROOM 3**

3.72m x 2.25m (12'2" x 7'3")

This spacious single bedroom has one window to the front of the property, attractive neutral décor, centre light fitting, radiator, built-in wardrobe unit for storage and carpet flooring.



| **MAIN BATHROOM**

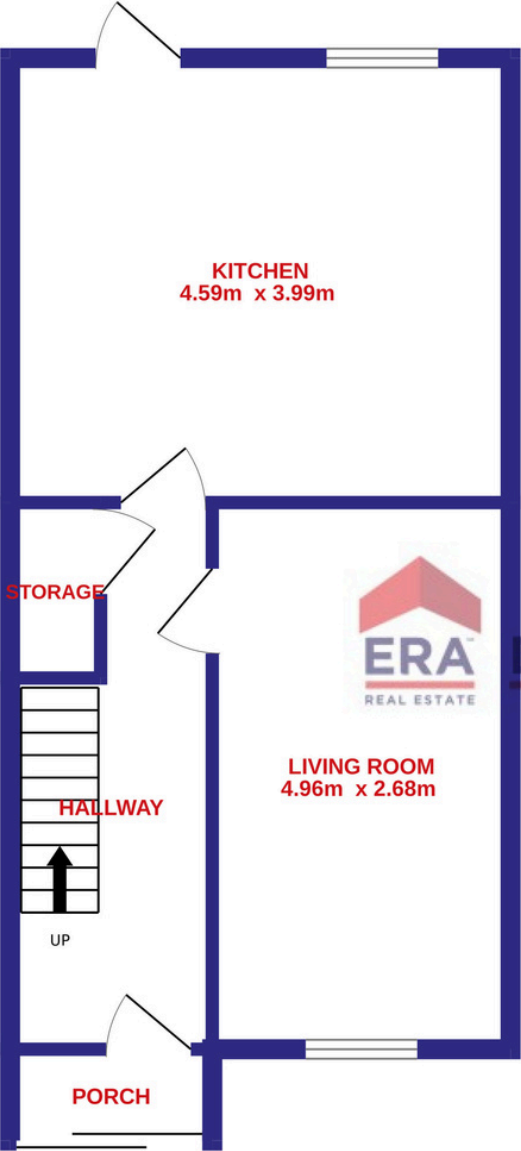
2.38m x 1.81m (7'8" x 5'9")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira electric shower, a frosted window to the rear, centre light fitting, radiator, and vinyl flooring.

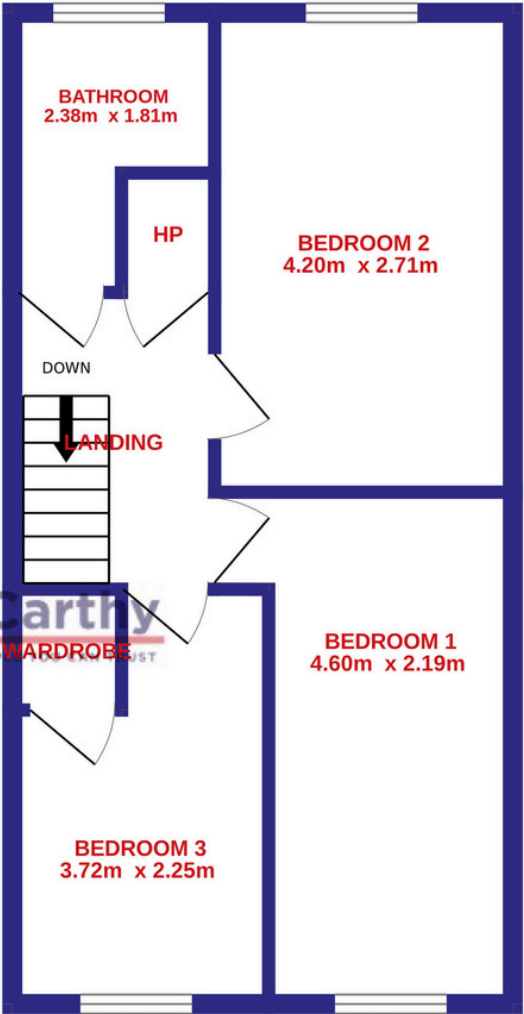


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

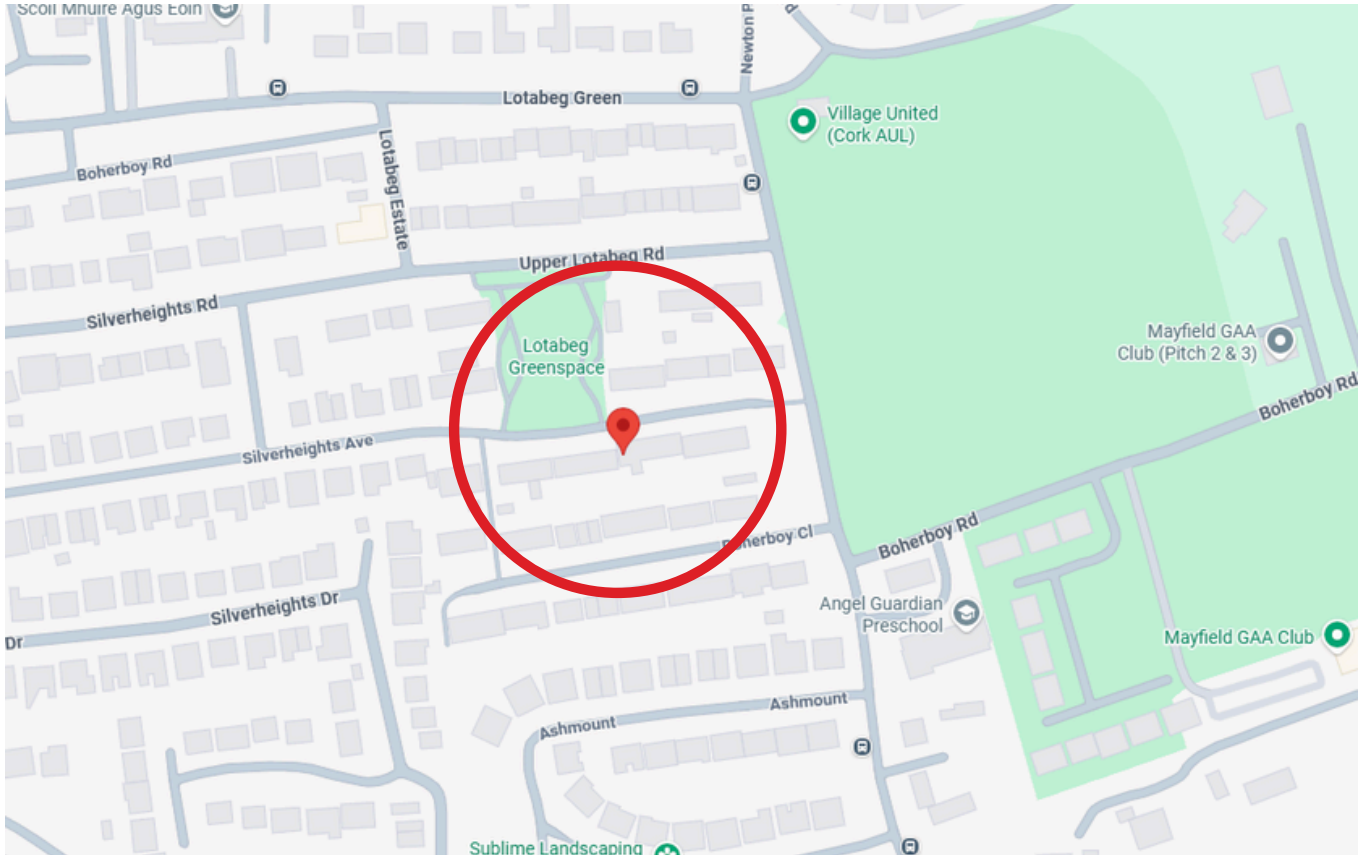


The front of the property is fully enclosed with block built walls to all sides. There is a driveway to accommodate off street parking for one vehicle.

The rear of the property is fully enclosed with block built walls. The back garden is laid to lawn with some mature shrubs and plants, and a block built shed to the rear is ideal for storage. The back garden also benefits from a bright south facing aspect.

| DIRECTIONS

Please see Eircode T23 X8C8 for directions.



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