

BER D2



# Cahillville

33 Lotabeg Estate, Mayfield, Cork

Lisney | Sotheby's  
INTERNATIONAL REALTY

## Cahillville, 33 Lotabeg Estate, Mayfield, Cork

Lisney Sotheby's International Realty are delighted to present Cahillville to the market as an impressive two storey three-bedroom semi-detached residence extending to approx. 143 sqm (1,539 sq ft). Set off Silverheights Road, in the well sought after residential neighbourhood of Lotabeg Estate, this property constructed in 1970, benefits from spacious living and bedroom Accomodation throughout. The accommodation in brief extends to an entrance porch, reception hallway, living room, dining area, kitchen, bathroom and an attached garage which completes this level. The first floor offers three bedrooms and finished with a family bathroom. There is an attic which is suitable for storage and is finished with carpet flooring. The windows are PVC double glazed, and the residence is heated by means of Oil central heating. We feel as a residence, this home will prove attractive to many first-time buyers who are living in the surrounding area and want to avail of the excellent amenities, schools and transport links.

The rear garden is private and enclosed with lawned gardens and side access to the front. There is a detached garden shed which offers plenty of storage space suitable for storing garden equipment. The front of the property benefits from a direct west facing aspect and has a cobble driveway offering off ample parking. This home is superbly located within easy access to the N8 and N25 road networks and is within close proximity of Cork city centre. There are an abundance of amenities close by to includes shops, restaurants and excellent primary and secondary schools. Cork International Airport and Business Park are approx. 20-minute drive from the property.

Viewing is highly recommended to fully appreciate all this home has to offer in an unbeatable location.

### Features

- Excellent location within close proximity of Cork City centre
- Double glazed PVC windows
- Lawned enclosed rear garden with shed
- Oil central heating
- Ample parking to front



## Accommodation

**Entrance Porch:** Sliding patio door upon entering the residence.

**Reception Hall:** Spacious and bright, this entrance hall offers plenty of natural light and finished with wooden flooring.

**Living Room:** This living area is contemporary with sliding double doors leading into the dining area, perfect for entertaining guests. Finished with carpet flooring and light fitting.

**Dining:** Accessed off the living room and or entrance hallway, this dining area overlooks the rear garden offering uninterrupted views, finished with built in presses, laminate flooring and light fitting.

**Kitchen:** The kitchen offers a countertop area with floor and eye level units and cupboards for storage. There is a gas cooker, and electric oven, with built in appliances. Finished with tiled flooring and light fitting.

**Bathroom:** The bathroom offers a two-piece suit with WC and wash hand basin, finished with tiled flooring.

**Attached Garage:** A fine sized garage which is ideal for storage and has double doors leading to the front driveway.

**Landing:** Spacious and bright finished with carpet flooring.

**Master Bedroom:** The master bedroom overlooking the front garden has built in wardrobes, a wash hand basin and finished with wooden flooring.

**Bedroom 2:** The double bedroom is overlooking the rear garden, has a wash hand basin, finished with wooden flooring and light fitting.

**Bedroom 3:** This bedroom offers a cosy space with built in wardrobe and laminate flooring.

**Family Bathroom:** The main family bathroom offers a three-piece suit to include a fitted corner shower, WC and wash hand basin, finished with tiled flooring and walls.

**Outside:** The property has an enclosed rear lawned garden with direct side access and a detached garden shed for extra storage space. The front benefits from a direct west facing aspect with ample parking in the driveway. The property is located in a quite residential surrounding and is within easy access of the N8 and Cork city centre.

## BER Information

BER: D2. BER No: 119335008

EPI: 286.13 kWh/m<sup>2</sup>/yr.

## Eircode

T23 P2V6

## Price

€345,000



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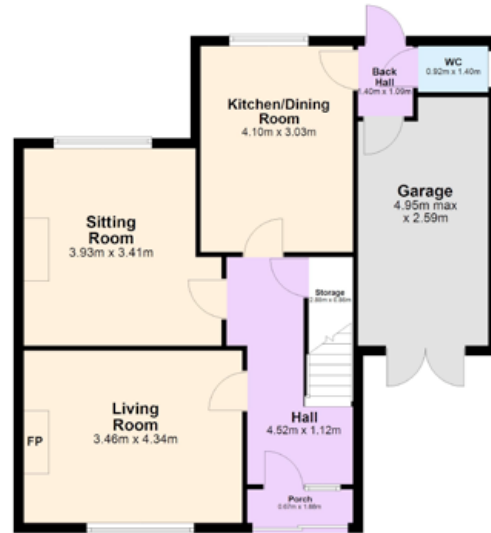
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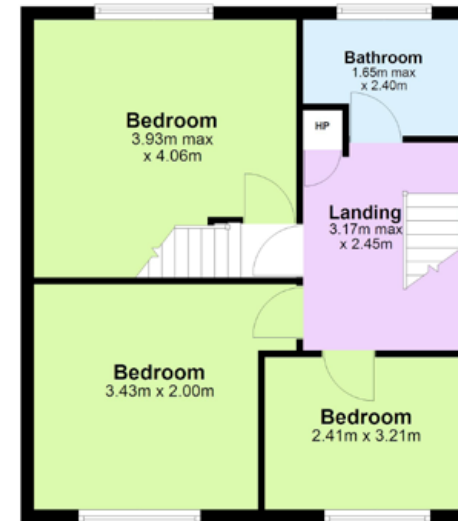
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FLOOR PLANS Not to scale - for identification purpose only.

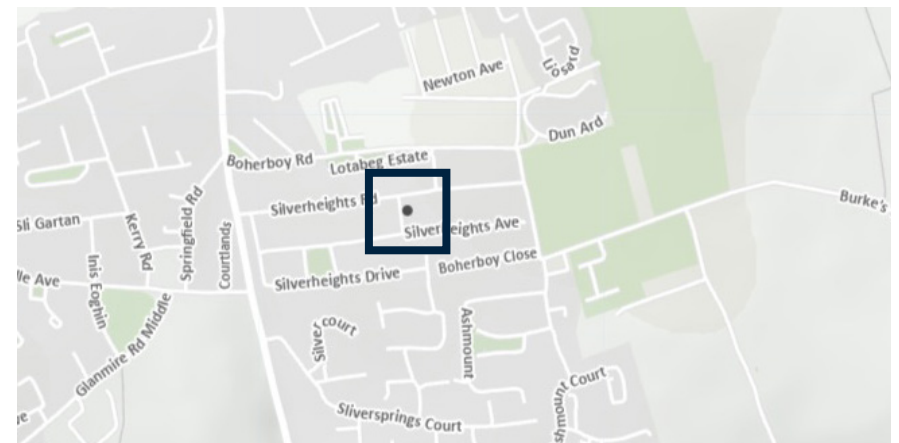
Ground Floor



First Floor



Second Floor



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