

13 Ringcroft View, Mahon, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom semi-detached property, situated in a sought after residential location in Mahon, Cork. The property is just a few minutes' walk to the beautiful Blackrock Castle and offers easy access to Cork city centre and local amenities.



AMV: €245,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 84 Sq. M. / 904 Sq. Ft.
- Built in 1982
- BER D2 with the potential to increase to B1
- Gas fired central heating
- Double glazed PVC windows
- Three bedrooms
- Enclosed west facing rear garden
- Quiet cul-de-sac location
- Off street parking
- Close proximity to Blackrock Castle and the Cork harbour walkway
- 10 minutes' drive to Cork city
- Walking distance to Mahon Point Shopping Centre
- Underpinned March 2025
- Not rent capped

| PORCH

0.71m x 1.46m (2'3" x 4'7")

A sliding glass door allows access to the entrance porch. This porch has one centre light piece, exposed bricks, and carpet flooring. A timber door with frosted side glass panelling, and attractive stain glass panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

3.98m x 1.82m (13'0" x 5'9")

The reception hallway features one centre light piece, one large radiator, under stair storage, and carpet flooring. A door allows access to a guest w.c.



| GUEST W.C

1.45m x 0.8m (4'7" x 2'6")

The guest w.c features a two piece suite, one centre light piece, one extractor fan, tile flooring, and impressive timber panelled walls.



| LIVING ROOM

4.46m x 2.96m (14'6" x 9'7")

A spacious main living room has one large window to the front of the property, one centre light piece, carpet flooring, one radiator, ample power points, wall-mounted shelving, storage units, and a marble surround electric fireplace. French double doors allow access to the kitchen/dining area.



| KITCHEN/DINING

3.94m x 4.89m (12'9" x 16'0")

Also accessed via the main hallway, the kitchen/dining area has two windows to the rear, a PVC door to the side of the property, one centre light piece, and neutral décor. The kitchen has lino flooring, fitted units at eye and floor level in a U-shape with worktop counter and tile splashback, space for an oven/hob/extractor fan, space for a fridge freezer, and plumbing for a washing machine, and a stainless steel sink.



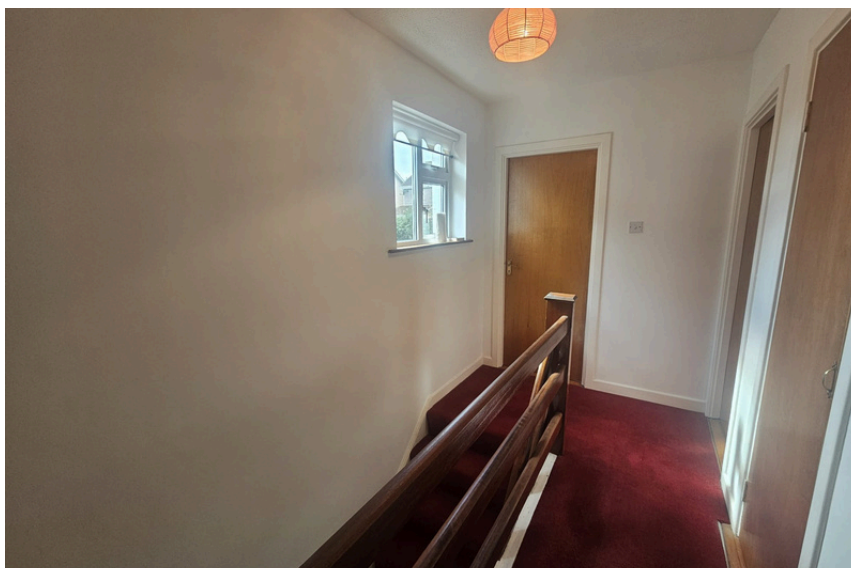
The dining area has carpet flooring, and one radiator and ample power points.



| STAIRS AND LANDING

3.43m x 1.8m (11'2" x 5'9")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one window to the side of the property, and access to a hot press.



| BEDROOM 1

4.47m x 2.67m (14'6" x 8'7")

A spacious double bedroom has one window to the front of the property, one centre light piece, built-in wardrobe and vanity unit, one large radiator, carpet flooring, and two power points.



| **BEDROOM 2**

3.85m x 2.99m (12'6" x 9'8")

Another spacious double bedroom has one window to the rear of the property, one centre light piece, built-in wardrobe units, one large radiator, carpet flooring, and two power points.



| **BEDROOM 3**

2.95m x 2.13m (9'6" x 6'9")

This single bedroom has one window to the rear, one centre light piece, wall-mounted shelving, one radiator, carpet flooring, and power points.



| **BATHROOM**

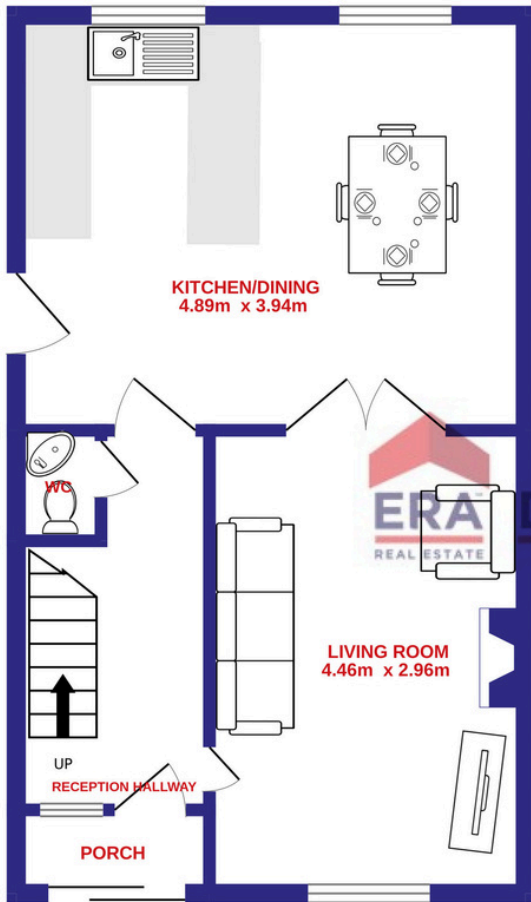
1.91m x 1.77m (6'2" x 5'8")

The bathroom features a three piece suite including a large walk-in corner shower area incorporating a Triton T90SR electric shower, floor and wall tiling, one centre light piece, one frosted window to the front, an extractor fan, and access hatch to the attic.

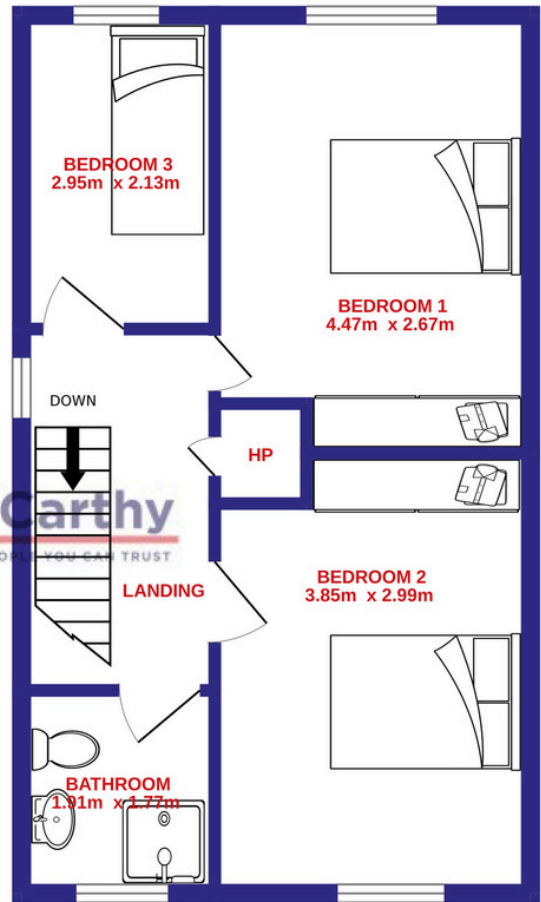


FLOOR PLAN

GROUND FLOOR

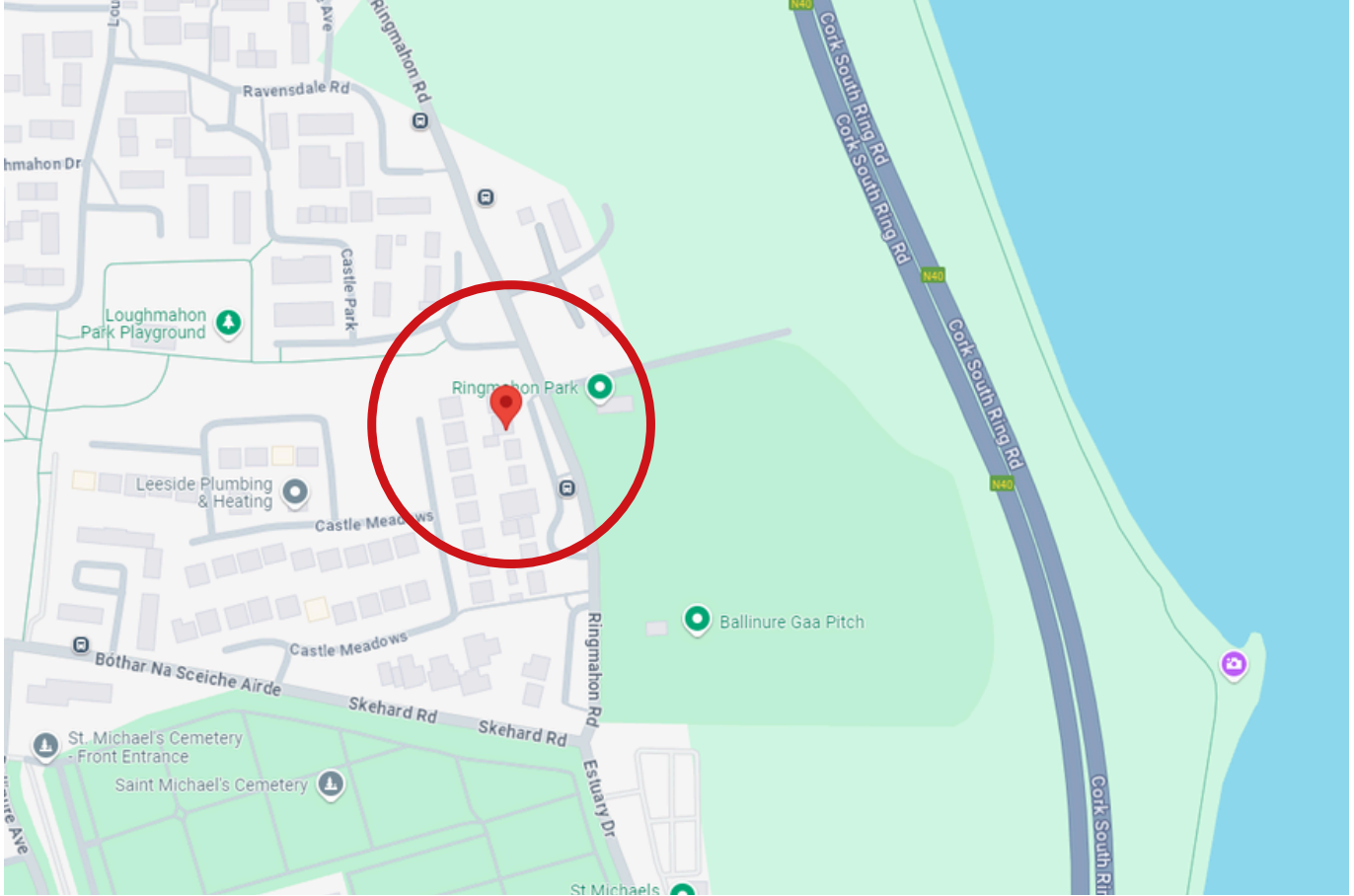


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 X2XE for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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