



## GENEROUSLY PROPORTIONED 4 BED DETACHED HOME

4 IONA PARK, COLMCILLE AVENUE, MAYFIELD, CORK CITY, T23 PD72

BER D1

savills

**4 Iona Park, Colmcille Avenue,  
Mayfield, Cork City, T23 PD72**  
**For Sale by Private Treaty**  
**CKK150312**

- Generously proportioned 4 bed detached home
- Approx. 143 sq m / 1,550 sq ft
- 5 Minute drive to Cork City centre
- Double glazed PVC windows
- GFCH / Mains services.

## DESCRIPTION

Savills is delighted to introduce no. 4 Iona Park, a generously sized four bed detached property situated in a superb location with several amenities at your doorstep. From a glance, this home appears to be terraced, however, the walls connected to the neighbouring properties are not part of the overall internal space.

Stepping inside reveals a porch that opens into a large welcoming reception area with a storage room conveniently to your left. On the right hand side, you will find a spacious lounge with access to a living/dining area, with further access to a kitchen/breakfast room. A guest bathroom makes up the remaining space on the ground floor.

Upstairs reveals four large double rooms and a main bathroom. Presented in a traditional manner, the large floor area of both floors provides the perfect opportunity to create a unique home or provide additional living quarters, where investors are concerned.

There is access to the rear garden from the storage room off the main reception area, on the ground floor. The garden space is deceptively large, ideal for a patio area with a relaxing, private surround. Presented

in good decorative order, this home has been well maintained and provides the perfect opportunity for first time buyers and investors alike.

Don't delay, arrange your viewing today.

Contact us today.

## ACCOMMODATION

### Ground Floor

#### Entrance Hallway

Large and inviting reception area with carpeted flooring and access to a storage/cloak room with rear garden access.

#### Lounge

Bright spacious room with carpet flooring and an additional access point to the living/dining area.

#### Kitchen/Breakfast Room

Well-proportioned space with eye and floor level kitchen units. It is plumbed for a washer/dryer and overlooks the rear garden.

#### WC/Shower Room

WC. Whb. Electric shower and tiled flooring.

#### Bedroom 1

Double room. Fully carpeted, over-looking the rear garden.

#### Bedroom 2

Double room. Fully carpeted, located to the front of the property.

#### Bedroom 3

Double room. Fully carpeted, over-looking the rear garden.

#### Bedroom 4

Double room. Fully carpeted.

#### Main Bathroom

WC. Whb. Electric shower, tiled flooring and access to the hot press.

## DIRECTIONS

From Cork City head North for the old Youghal Road. Remain on the Old Youghal Road for approx. 1.2km before taking the first right for Iona Park after Donatello's adjacent to Murrays Supervalu. No. 4 will be on your right hand side, See Sign. Eircode T23 PD72.

## BER DETAILS

BER: D1

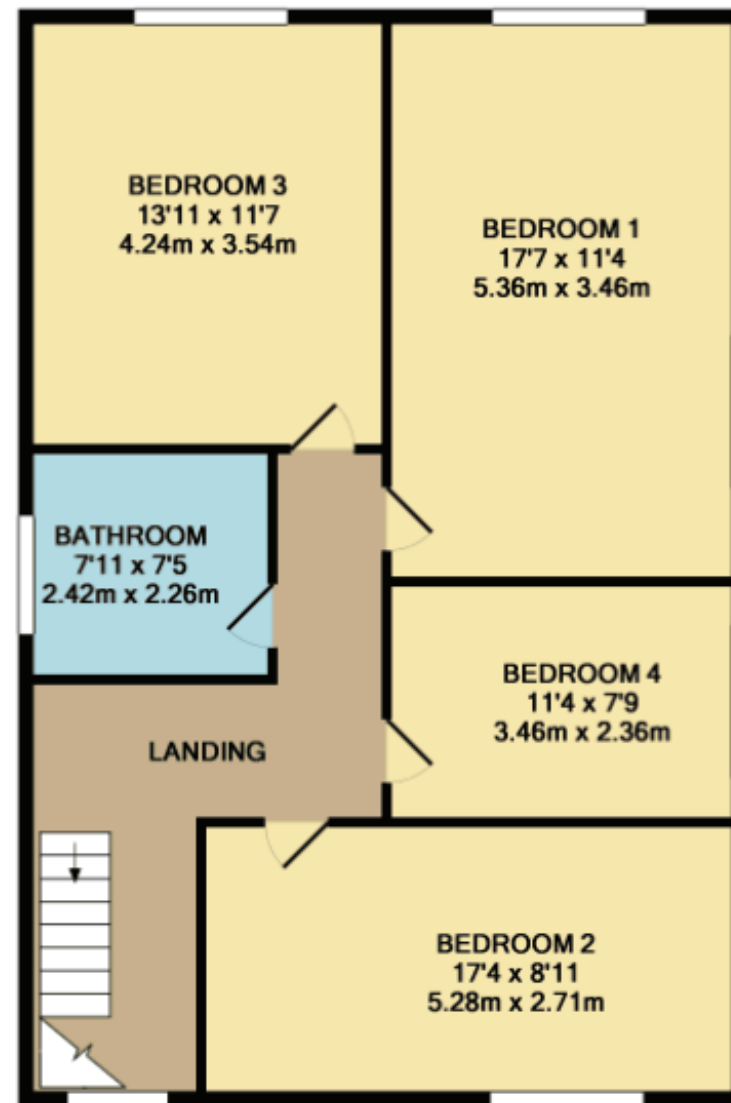
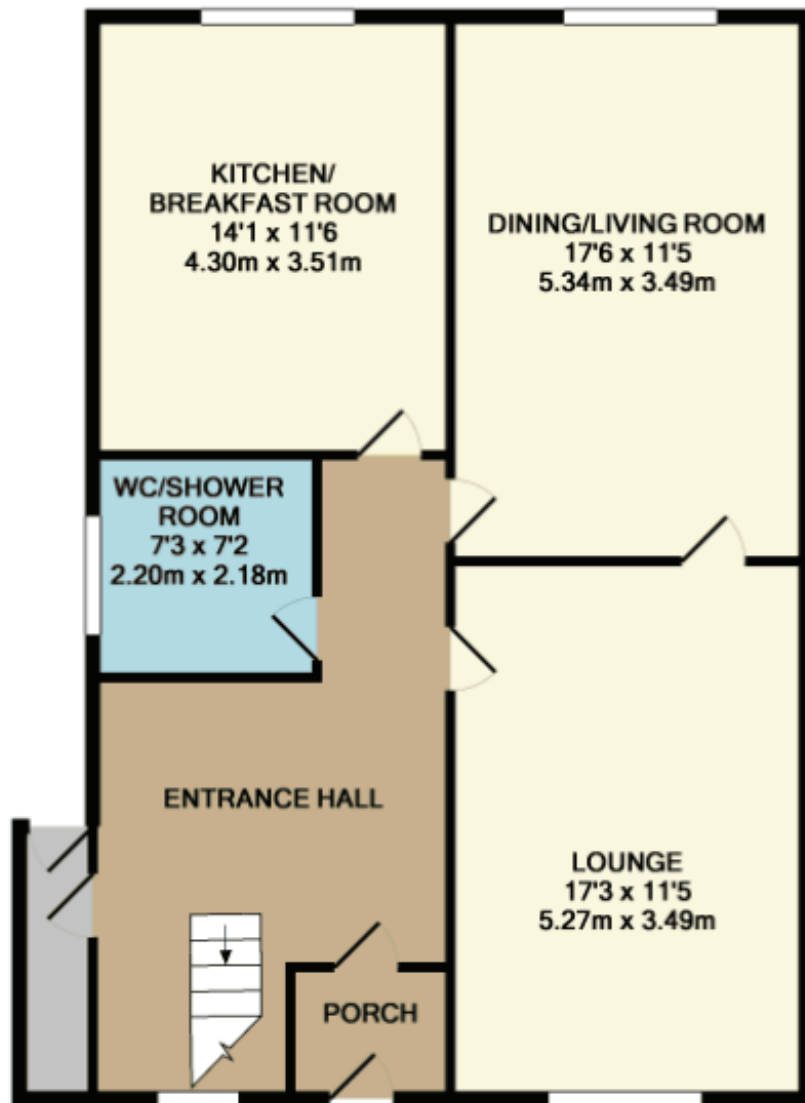
BER No.: 108815572

Energy Performance Indicator: 253.51Kwh/m<sup>2</sup>/yr

## VIEWING

By appointment with Savills Cork  
(021) 427 1371 or email:cork@savills.ie

For identification purposes only, not to scale



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