



# Downey McCarthy

*...the people you can trust*

## 46 Elderwood Park, Boreenmanna Road, Ballinlough, Cork



ERA Downey McCarthy are delighted to launch to the market a superbly presented, two-bedroom, top floor duplex apartment benefitting from a south facing aspect and offering panoramic views over Cork city. Viewing highly recommended to appreciate what this property has to offer.



**AMV: €225,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- 73.9 Sq. M / 795 Sq. Ft
- BER B3
- Gas fired central heating
- Double glazed windows
- South facing aspect
- Large communal balcony
- Two double bedrooms
- Modern fitted kitchen
- Secure underground car parking
- Much sought after residential address
- 10 minutes from Cork city centre
- Located on the main bus route to Mahon Point and Cork city
- Potential Rental Income: €1,218 p.m
- Management Fees: €1,380 p.a

## | RECEPTION HALLWAY

6.7m x 1.95m (21'9" x 6'3")

A solid teak door allows for access to the main reception hallway which has attractive, neutral décor and high quality laminate timber flooring. The area has one centre light piece, one radiator, one control for the heating. Located off the hallway is extensive under stair storage and a hot press area which is shelved for additional storage.

## | LIVING ROOM

4.2m x 4.45m (13'7" x 14'5")

This is a magnificent dual aspect room which features the living area at the rear of the room which allows access to a communal balcony offering a south facing aspect with superb views over Cork city centre. The living area has high quality laminate timber flooring and an attractive neutral décor.



There is one centre light piece, one large radiator, one smoke alarm, six power points, two television points, two telephone points and an open archway allows access to the kitchen/dining area.

## | KITCHEN/DINING

4.1m x 3.4m (13'4" x 11'1")

There is tiled flooring throughout the kitchen and dining area and it boasts impressive, modern fitted units at eye and floor level with extensive worktop counter and tile splash back. The kitchen includes an integrated oven, hob, extractor fan, plumbing for a washing machine and dishwasher, and an integrated fridge freezer. A large sliding glass door with Juliet style balcony is located at the front of the property. There is extensive dining space in this area along with one radiator, one centre light piece, and throughout the room there are nine power points, a television point and a telephone point. A window overlooks the stairwell in this area, which allows for extensive natural light to fill the rear of the room.



## | STAIRS AND LANDING

The stairs have been fitted with carpet flooring throughout. The top of the landing boasts laminate timber flooring and one centre light piece within the lobby area. A door from this landing allows access to a superb open-plan kitchen/dining/living area.

## | BEDROOM 1

3m x 4.45m (9'8" x 14'5")

A superb double bedroom has one window to the rear of the property with a south facing aspect overlooking a communal green area. This room has attractive, neutral décor and extensive built-in units. There is one centre light piece, one radiator, one mains operated smoke alarm, five power points and one television point.



## | BEDROOM 2

4.4m x 2.4m (14'4" x 7'8")

A large double bedroom has one window to the front of the property which has a roller blind. There is attractive, neutral décor and carpet flooring. This room has one centre light piece, one radiator, one mains operated smoke alarm and four power points.



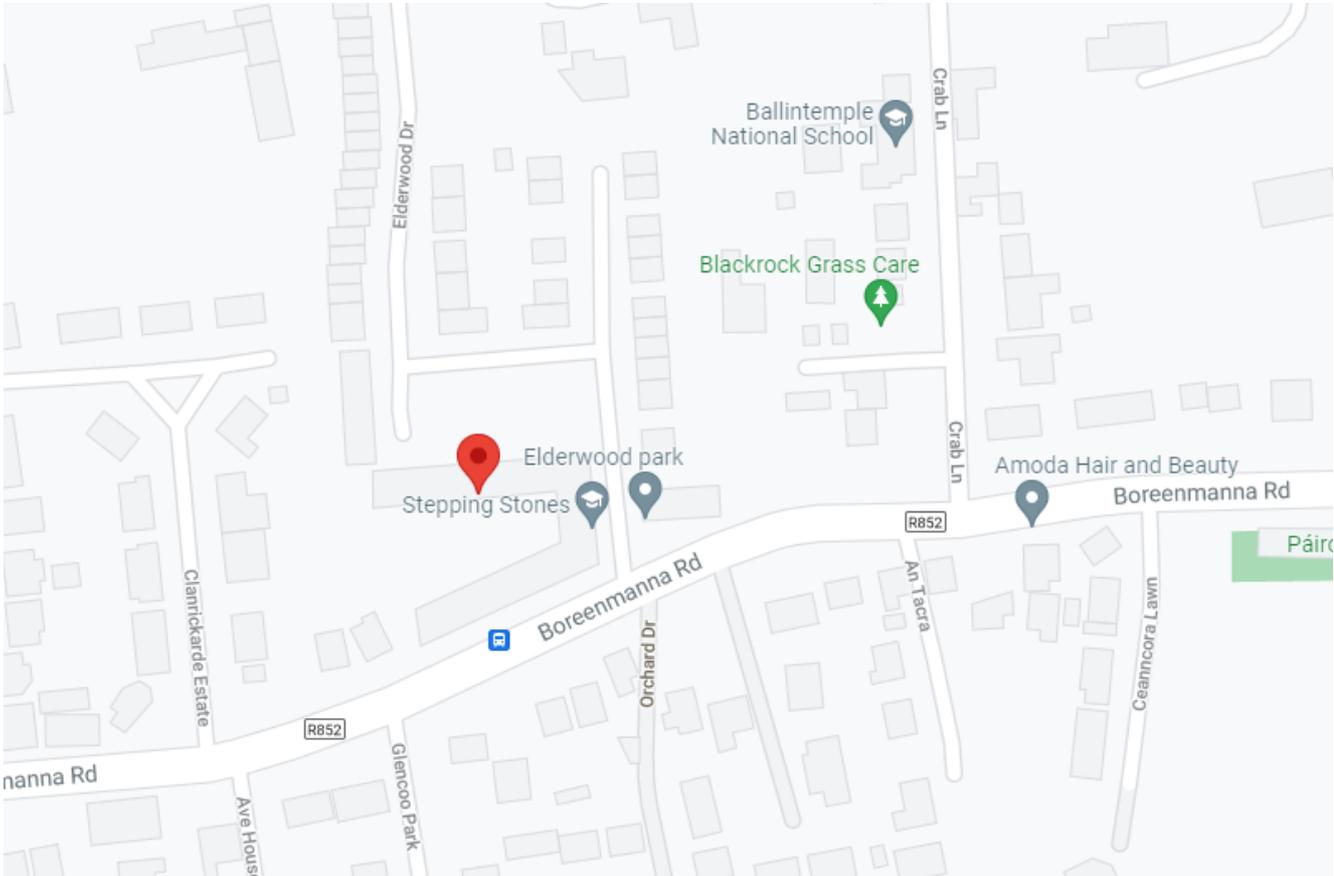
## | BATHROOM

1.8m x 2.4m (5'9" x 7'8")

This large family bathroom features impressive tiling throughout, including attractive border tiles. There is a three-piece suite with a shower head fitted over the bath. It has one centre light piece, one wall mounted light piece, one extractor fan, one radiator.

## | DIRECTIONS

Please see Eircode T12 CR20 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**

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