



# Downey McCarthy

....the people you can trust

## 19 Stone Court, Trafalgar Hill, Tivoli, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb, one bedroom penthouse apartment within the much acclaimed gated development of Stone Court, Tivoli, just a 15 minutes' walk to Cork city centre. Accommodation consists of reception hallway, open plan kitchen/dining/living area, large double bedroom and a family bathroom.

The property will ideally lend itself to first time buyers/down sizers looking for a convenient city centre property.



**AMV: €175,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 63 Sq. M. / 680 Sq. Ft.
- Built in 2003
- BER C2
- Superb 1 bedroom Penthouse apartment
- Private gated complex
- Excellent first time buy
- Rental potential of €1,054 per month from May 2022
- West Facing aspect
- One allocated parking space
- Attractive décor throughout
- Double glazed windows
- Electric heating
- Modern fitted kitchen
- Large double bedroom
- Located on a main bus route to Cork city centre & Apple Ireland
- Annual management fee of approx. €1,500

## | RECEPTION HALLWAY

2.7m x 2.5m (8'8" x 8'2")

A bright, spacious reception hallway features attractive décor and high quality laminate timber flooring. There is one centre light piece, one electric radiator, two power points, two telephone points and an access hatch to the attic. A walk-in hot press area offers extensive storage facilities.



## | OPEN PLAN

### KITCHEN/DINING/LIVING

7.76m x 3.53m (25'4" x 11'5")

A magnificent open plan kitchen/dining/living area features a superb west facing aspect with one window to the side of the property and a PVC door with glass panelling allowing access to a fantastic balcony area overlooking the courtyard within Stonecourt.



The kitchen features high quality modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. There is vinyl floor covering, attractive décor, extensive dining space and the kitchen includes an integrated oven, hob and extractor fan, fridge, plumbing for a washing machine, plumbing for a dishwasher and a stainless steel sink. There is one radiator, twelve power points, one telephone point, one centre light piece and a smoke alarm.



The living area has high quality laminate timber flooring, attractive décor, one radiator, four power points and two television points.



## | BEDROOM 1

5.76m x 4.25m (18'8" x 13'9")

A spacious main bedroom has a Velux window to the side of the property including an integrated blackout blind. The room has high quality laminate timber flooring, attractive décor, one centre light piece, one wall-mounted radiator, six power points and one television point. The room offers an impressive array of built-in units from floor to ceiling.



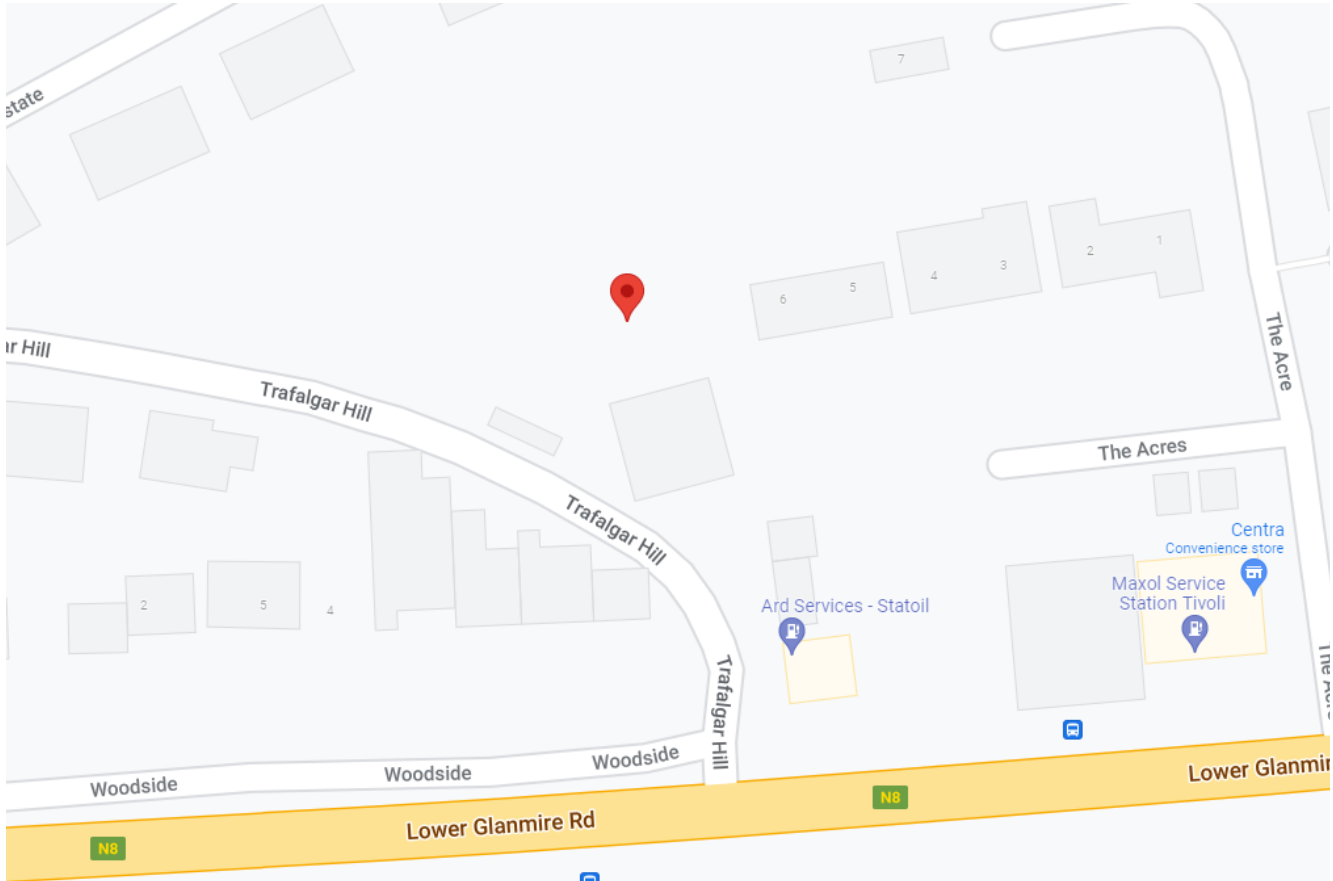
## | BATHROOM

2.23m x 2.91m (7'3" x 9'5")

The bathroom features a four piece suite including a pump action shower fitted over the bath. There is attractive floor and wall tiling, vinyl floor covering, one centre light piece, one wall-mounted light piece, one extractor fan and a walk-in storage area located off the bathroom.

## | DIRECTIONS

Please see Eircode T23 N625 for directions.



## | ALL ENQUIRIES TO:

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