



# Downey McCarthy

*...the people you can trust*

## 16 Tivoli Woods, Tivoli, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this bright and spacious first floor two bedroom apartment which is situated in the most popular and mature development of Tivoli Woods, Cork. This property is in great condition throughout and is close to all amenities including The Silversprings Clayton Hotel and immediately accessible to the North Ring Road and the Jack Lynch Tunnel. The apartment would be ideally suited for a first time buyer or alternatively, it would be a great opportunity for a shrewd investor looking for a secure and lucrative opportunity.



**AMV: €250,000**

**BER C2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

## | FEATURES

- 82.28 Sq. M / 886 Sq. Ft. Approx.
- Built in 2001
- BER C2
- Superb location
- Secure gated complex
- Formerly an owner occupied apartment
- Ideal first time buy/investment opportunity
- 10 minute drive from Cork city centre, Mahon Point and Little Island
- Close to all amenities including the Jack Lynch Tunnel, motorway network, schools, shops and restaurants
- Management fees €1,420 p.a.
- Block managed by ERA Downey McCarthy

## | RECEPTION HALLWAY

3.73m x 4.46m (12'2" x 14'6")

A solid teak door allows access to the bright and welcoming reception hallway. The hallway has semi-solid timber flooring, neutral décor, three light fittings, one radiator, one smoke alarm, one telephone point and is wired for a house alarm. A cloakroom is located off this room and a solid door allows access to the guest w.c.



## | LIVING ROOM

4.61m x 4.65m (15'1" x 15'2")

The main living room has extensive natural light due to the dual aspect with one large window overlooking the front of the property and another window which overlooks the side. Other features include semi-solid timber flooring, one centre light fitting, a fireplace, electric heater and ample power points throughout.



## | KITCHEN

3.35m x 3.35m (10'9" x 10'9")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback. There is one large window which overlooks the side of the property, one smoke alarm, one centre light fitting, tiled flooring, one electric heating, extractor fan, space for an oven and a fridge freezer, ample power points, plumbing for a washing machine and a dishwasher.



## | GUEST W.C

1.52m x 1.4m (4'9" x 4'5")

The guest w.c has a two piece suite, tiled flooring, partly tiled walls, one centre light fitting, one wall mounted light fitting and one extractor fan.

## | BEDROOM 1

4.31m x 3.31m (14'1" x 10'8")

This room has one large window overlooking the front of the property which gives extensive natural light. Other features include carpet flooring, one centre light piece, built-in units for storage, ample power points throughout and an electric storage heater. A door from this bedroom allows access to the en-suite.



## | EN-SUITE 1

3.41m x 1.24m (11'1" x 4'0")

This is a generous sized room which boasts a three piece suite including a fully enclosed shower cubicle and a Gainsborough PS1200 electric shower. The en-suite is fully tiled from floor to ceiling, has one frosted window overlooking the side of the property, one extractor fan, one wall-mounted light fitting and one centre light fitting.

## | BEDROOM 2

3.05m x 3.55m (10'0" x 11'6")

This bedroom has one window overlooking the front of the property, neutral décor, one centre light fitting, carpet flooring, a built-in storage unit, ample power points throughout, one storage heater and a door which allows access to an en-suite.



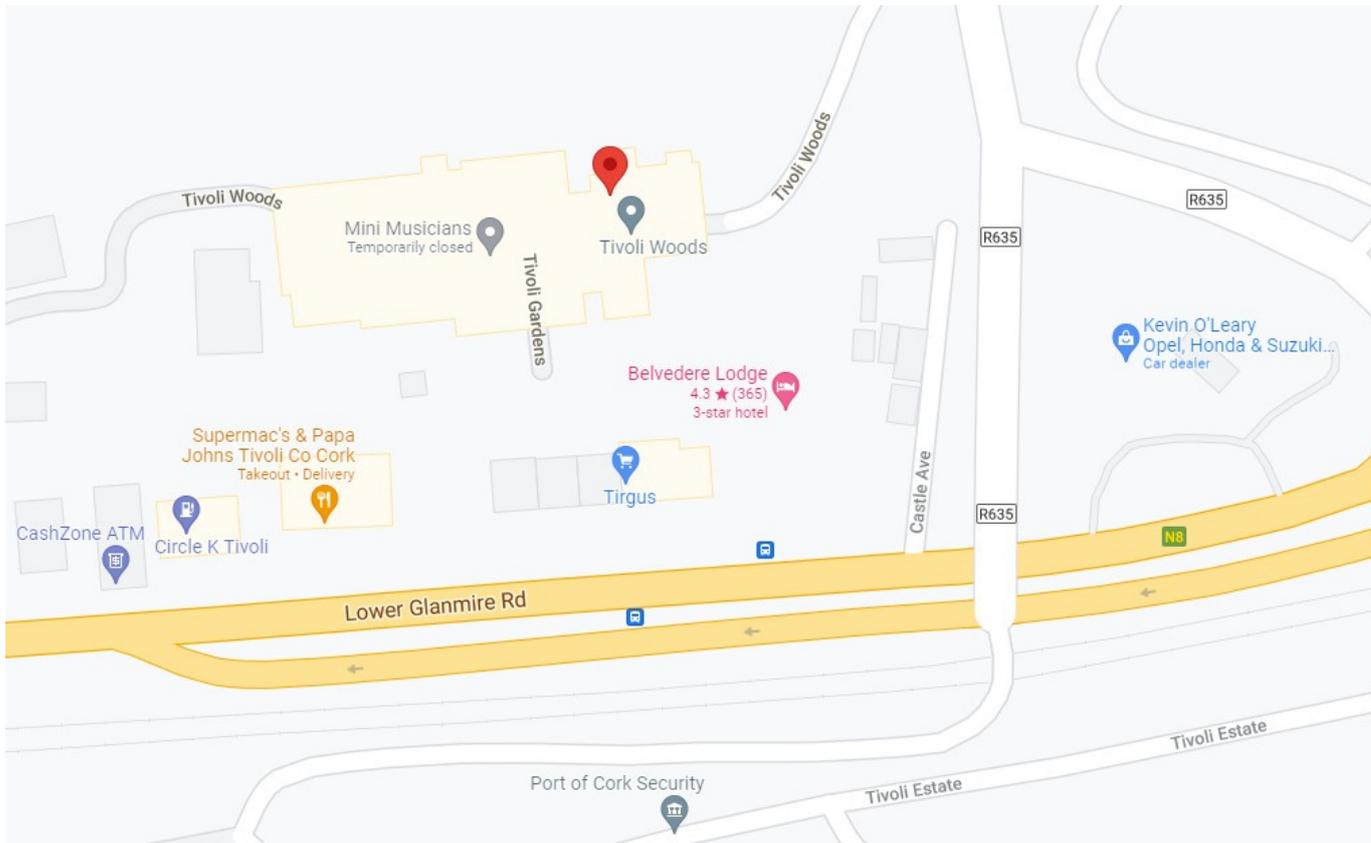
## | EN-SUITE 2

2.32m x 0.92m (7'6" x 3'0")

This en-suite has a two piece suite and a built-in shower cubicle with a Gainsborough 950 electric shower. Other features include tiled flooring, partly tiled walls, one centre light fitting, one wall-mounted light fitting and one extractor fan.

## | DIRECTIONS

Please see Eircode T23 FD90 for directions.



## | ALL ENQUIRIES TO:

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**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.