

## 18 Cluain Cairn, Station Road, Carrigtwohill, Cork

BER B3



ERA Downey McCarthy Auctioneers are delighted to launch to the market this superb, newly renovated, 2 bedroom ground floor, garden apartment positioned within this highly sought after residential development within a 5 minute walk from Carrigtwohill railway station.



AMV: €175,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 7.6m x 1.55m

A teak door with glass panelling allows access to the reception hallway which has high quality tile flooring, two centre light pieces, one large radiator, two power points, one telephone point and a hot press area which is used for storage. At the rear of the hallway access is gained to a superb open plan kitchen/dining/living area.

- Open Plan Kitchen/Dining/Living Area 7.7m x 3.87m

Dining/Living Area: 4.94 x 3.87

The open plan area features high quality décor including magnificent laminate timber flooring. The living area which is flooded with natural light, has a PVC framed window & door at the rear of the room allowing access to the garden. The room has two centre light pieces, a wall mounted electric fireplace, one radiator, ten power points, one phone point and one television point.



Kitchen 2.54 x 2.7

The brand new kitchen features modern units at eye and floor level in an L-shape finished in an attractive grey colour scheme with a contrasting granite effect worktop counter. All appliances are new and include an integrated oven and hob, extractor fan, dishwasher, fridge freezer and washing machine. The area has tile flooring, a

stainless steel sink, one centre light piece, one smoke alarm and eight power points.



- Bedroom 1 3.48m x 3.54m

A superb, spacious double bedroom has one window to the front of the property. The room has magnificent décor with high quality new carpet flooring and impressive built-in units. Features include one centre light piece, one radiator, one thermostat control for the heating, six power points, two phone points and one television point. A door from the room allows access into the en suite bathroom.



- En Suite Bathroom 2.32m x 1.07m

The en suite bathroom features a two piece suite with a corner shower area. The room has tile flooring, tiling surrounding the shower area, one centre light piece, one wall mounted light piece, one extractor fan and one radiator.

- Bedroom 2 3.21m x 2.18m

A large double bedroom has a window overlooking the rear garden. The room has new carpet flooring, attractive décor, one centre light piece, one radiator, four power points and one television point.

- Main Bathroom 2.4m x 1.7m

The main bathroom features a three piece suite with tile flooring and tiling surrounding the bath. Features include one centre light piece, one wall mounted light piece, an extractor fan and one radiator.



## Features

- Approx. 750 Sq. Ft / 70 Sq. m
- BER B3
- Year Built 2006
- New modern kitchen with integrated appliances
- New flooring throughout
- Top quality modern interior design
- Convenient location close to the railway station & Carrigtwohill main street
- Superb south facing enclosed rear garden
- Yearly management fees are 400 euro per unit.
- Gas fired central heating
- Double glazed windows
- On street parking

## Directions

Please see Eircode T45 Y766 for directions.



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