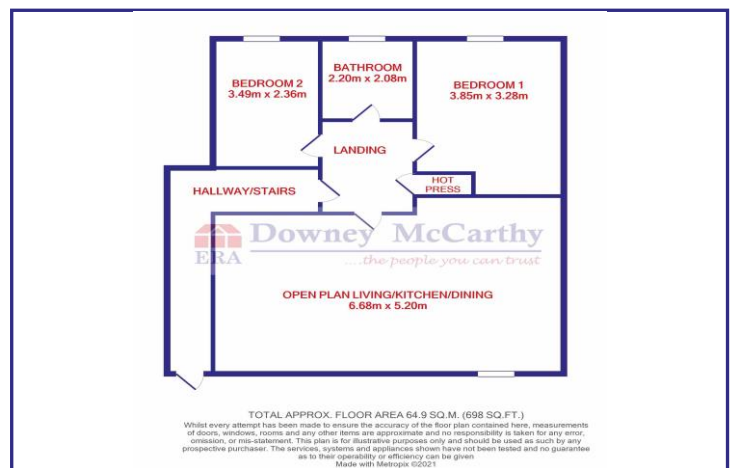


41 Avondale Mews, Passage West, Cork BER C2



ERA Downey McCarthy are most pleased to bring to the market this exceptionally well presented, delightful and spacious two bedroom duplex apartment situated in this very popular residential development in Passage West.

The property is located in a maturing park with ample open green areas and plenty of space. All the amenities of the town are close at hand with everything required on your doorstep.



AMV: €150,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.7m x 1.0m
- Open Plan Living/Kitchen/Dining 5.2m x 6.68m

The hallway has carpet flooring, a large window over the door and a stairwell provides access up to the landing area. The landing has carpet flooring, one light fitting, access to the hot press and access to the attic is also gained from here.

A large open plan room with a dual aspect, large bay windows overlooks the front of the property while the other overlooks the side. The living room has carpet flooring, one large radiator, one smoke alarm and three light fittings throughout. The kitchen/dining area features modern fitted units at eye and floor level with extensive worktop counter and tiled splash back. The kitchen includes a stainless steel sink, space for a fridge/freezer, oven/hob/extractor fan and plumbing for a washing machine.





- Bedroom 1 3.85m x 3.28m

A double bedroom with one bay window to the side of the property which includes a curtain rail and curtains. The room offers attractive décor and carpet flooring. Features include one radiator, one light fitting and ample power points.



- Bedroom 2 3.49m x 2.36m

A large room with attractive children's décor and carpet flooring. There is one radiator, one light fitting, one window to the rear of the property and ample power points.



- Main Bathroom 2.2m x 2.08m

The main bathroom has tiling from floor to ceiling, fitted bath and a shower overhead. Features include one window overlooking the rear of the

property, one centre light piece, one W.C and one wash hand basin.




Features

- 61 Sq. M / 657 Sq. Ft. Approx.
- BER C2
- Built in 2005
- Ideal first time buy/investment
- Well laid out living accommodation
- Natural Gas fired central heating
- Double glazed windows
- Close proximity to Ringaskiddy, Carrigaline, Douglas and Cork City

Directions

Please see Eircode T12 K276 for directions.

BER: C2

	<p>Michael Downey 60 South Mall, Cork 087 7777 117 michael@eracork.ie</p>
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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.



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