

34 Ronayn's Court, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented two bedroom first floor apartment, situated in a sought after location off Rochestown Road, Rochestown, Cork. The property benefits from an energy efficient B3 BER rating, attractive décor, a balcony area, and its positioning within a quiet and gated development.

Accommodation consists of reception hallway, living room, kitchen/dining area, a balcony, two spacious double bedrooms, one en suite bathroom, and the main family bathroom.

AMV: €275,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 67 Sq. M. / 721 Sq. Ft.
- Built in 2001
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Electric heating
- Double glazed PVC windows
- Two spacious double bedrooms
- Balcony area off the kitchen/dining area
- Private gated development
- Superb location close to local amenities including schools, bars, restaurants, sports facilities, supermarkets and shops
- On the 216 and 223 bus route
- Ideal first time buy/investment
- Management fees €2,036.81 per annum

| RECEPTION HALLWAY

3.42m x 1.07m (11'2" x 3'5")

A solid oak door with glass panelling allows access into the reception hallway. The hallway has laminate timber flooring, attractive neutral décor, one electric storage heater, intercom system, one smoke detector, recessed spot lighting, control for the heating, and one power point. There is also access to a storage press (1.06m x 1.19m) which houses the hot water tank.



| LIVING ROOM

3.7m x 4.9m (12'1" x 16'0")

The superb dual aspect main living room has one large window to the rear of the property, and one to the side, flooding the area with extensive natural light. The room has laminate timber flooring, solid oak skirting and architraves, attractive neutral décor, one centre light piece, two wall-mounted light pieces, one electric storage heater, one smoke detector, four power points, and electric fire.



| KITCHEN/DINING

4.56m x 3.72m (14'9" x 12'2")

The kitchen features solid oak fitted units at eye and floor level with an extensive worktop counter, tile splashback, integrated oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine, space for a fridge freezer, and space for a dryer. The room has tile flooring, dining space, recessed spot lighting, ample power points, neutral décor, and one electric storage heater. Teak double doors with glass panelling allow access to the balcony area.



| BALCONY

1.6m x 2.4m (5'2" x 7'8")

The balcony area is enclosed with secure railings and overlooks the well-kept and landscaped common areas within the development.



| **BEDROOM 1**

3.45m x 3.01m (11'3" x 9'8")

A generous sized double bedroom has one window, carpet flooring, one centre light piece, neutral décor, one electric storage heater, one electric radiator, six power points, and fitted wardrobes for storage. A door allows access to the en suite.



| **EN SUITE**

2.94m x 1.42m (9'6" x 4'6")

The en suite features a three piece suite including a shower cubicle incorporating a Mira Jump electric shower, neutral floor and wall tiling, one centre light piece, an extractor fan, a heated towel rail, and one frosted window.



| **BEDROOM 2**

3.04m x 2.91m (9'9" x 9'5")

This spacious double bedroom has one window, carpet flooring, one centre light piece, neutral décor, one electric storage heater, six power points, and fitted wardrobes for storage.



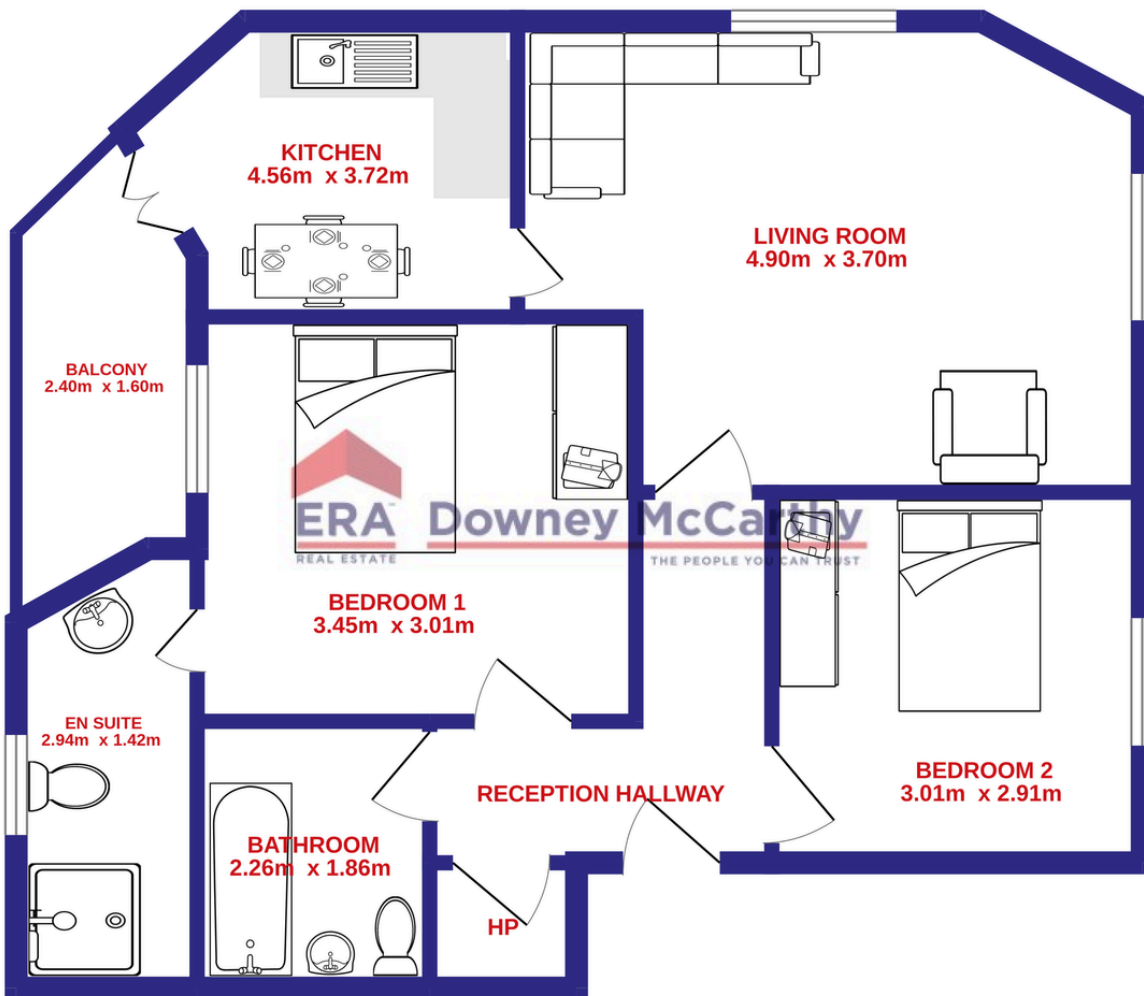
| BATHROOM

2.26m x 1.86m (7'4" x 6'1")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath, floor and wall tiling, neutral décor, one centre light piece, one electric storage heater, one extractor fan, and one wall-mounted light piece.



| FLOOR PLAN

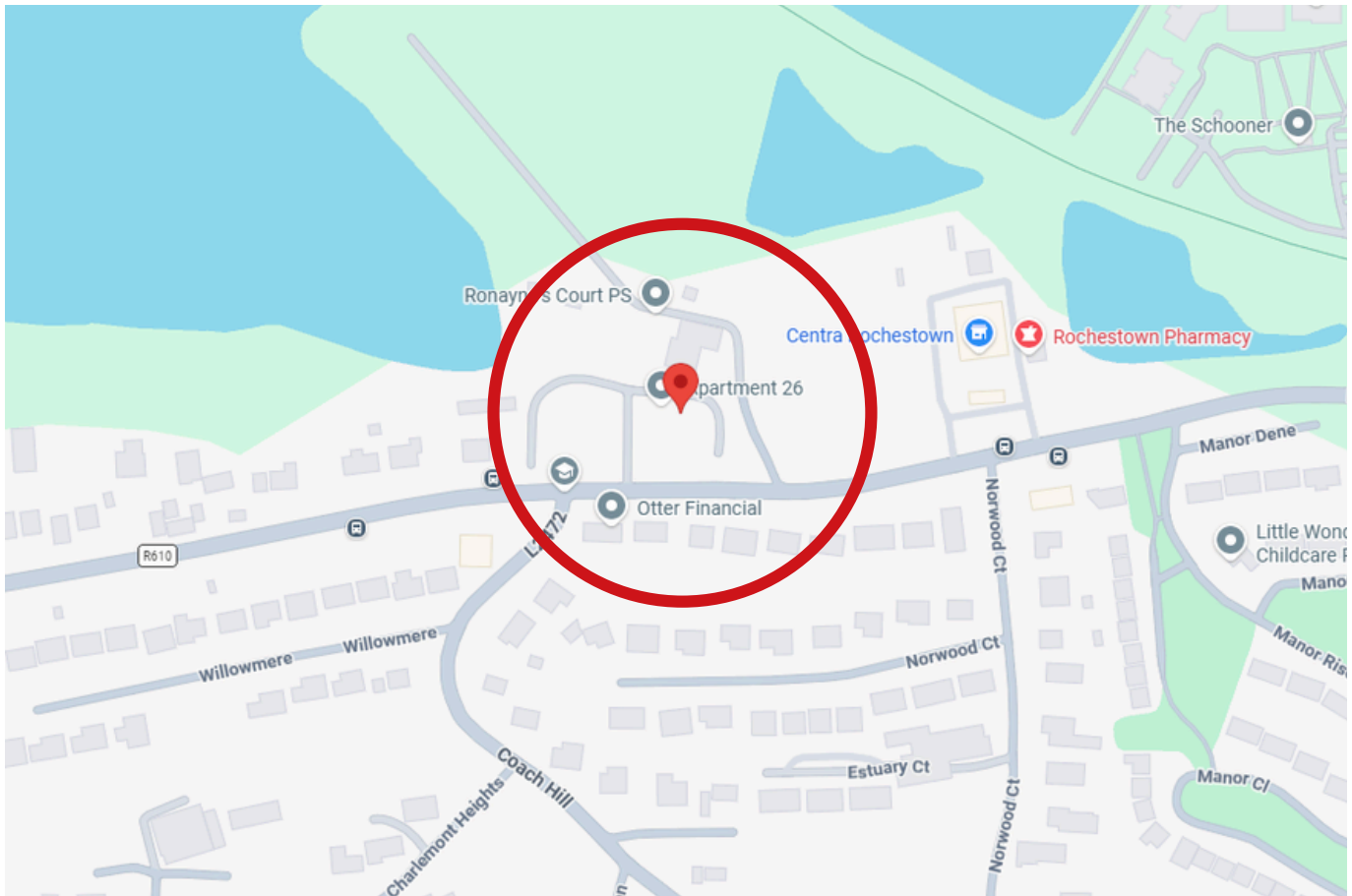


| BALCONY AND EXTERIOR



| DIRECTIONS

Please see Eircode T12 VY53 for directions.



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