

8 The Quays, Passage West, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this super, two bedroom, first floor apartment situated in the heart of Passage West. The property benefits from bright and spacious living accommodation and is located in the middle of the village, within close proximity of all local amenities such as schools, restaurants and shops etc. There is easy access to Douglas, Rochestown, Monkstown, Carrigaline and Ringaskiddy, while Cork city is a mere 20 minutes drive.



AMV: €220,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

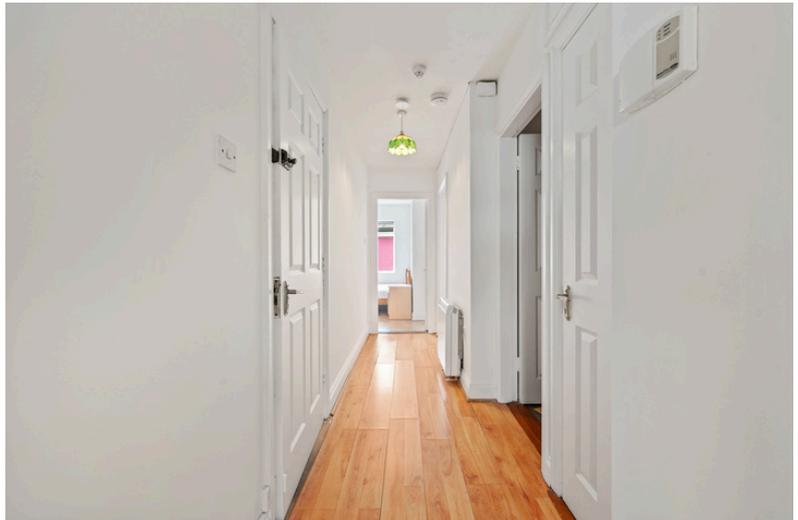
| FEATURES

- Approx. 71.19 Sq. M. / 766 Sq. Ft.
- Built c. 2000
- BER D2
- Two spacious double bedrooms
- Electric heating
- Bright open plan kitchen/living/dining area
- Close to all local amenities including shops, schools, bars and restaurants
- Excellent transport links
- Located on 216 and 223 bus routes
- Close to the Cross River Ferry to Cobh
- Property was rented at €1,247
- Being sold now with vacant possession
- Owner Management Company
- Management Charges are €1,200 p.a. approx.

| RECEPTION HALLWAY

4.48m x 1.04m (14'6" x 3'4")

A solid wooden door allows access to the reception hallway. The hallway has wooden flooring, one centre light fitting, one radiator, smoke alarm, and solid doors leading to all rooms.



| OPEN PLAN KITCHEN/LIVING/DINING

5.77m x 6.4m (18'9" x 20'9")

This superb open plan space is flooded with natural light with one window to the rear and glass double doors allowing access to a balcony area. The living/dining area has wooden flooring, two light fittings, two radiators, neutral décor, and ample power points.



The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen has tile flooring, a stainless steel sink, space for an oven/hob/extractor fan, and a built-in fridge freezer.



| BEDROOM 1

4.42m x 3.18m (14'5" x 10'4")

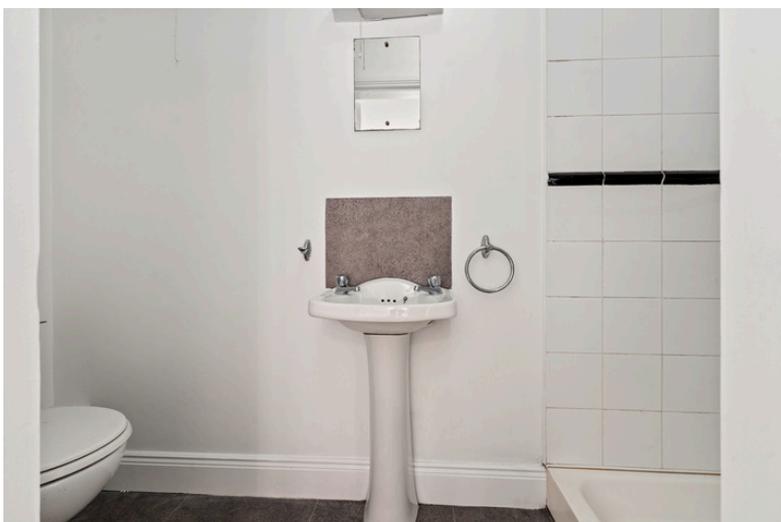
This spacious double bedroom has double doors leading out to a small balcony area, neutral décor, laminate flooring, radiator, centre light fitting, and a door allowing access to the en suite.



| EN SUITE

0.86m x 2.62m (2'8" x 8'5")

The en suite bathroom features a three piece suite including a shower cubicle incorporating a Mira Elite SE electric shower, tile flooring, one centre light fitting, one wall-mounted light fitting, and an extractor fan.



| BEDROOM 2

3.18m x 3.47m (10'4" x 11'3")

Another double bedroom with two windows overlooking the front of the property, centre light fitting, radiator, neutral décor and laminate flooring.



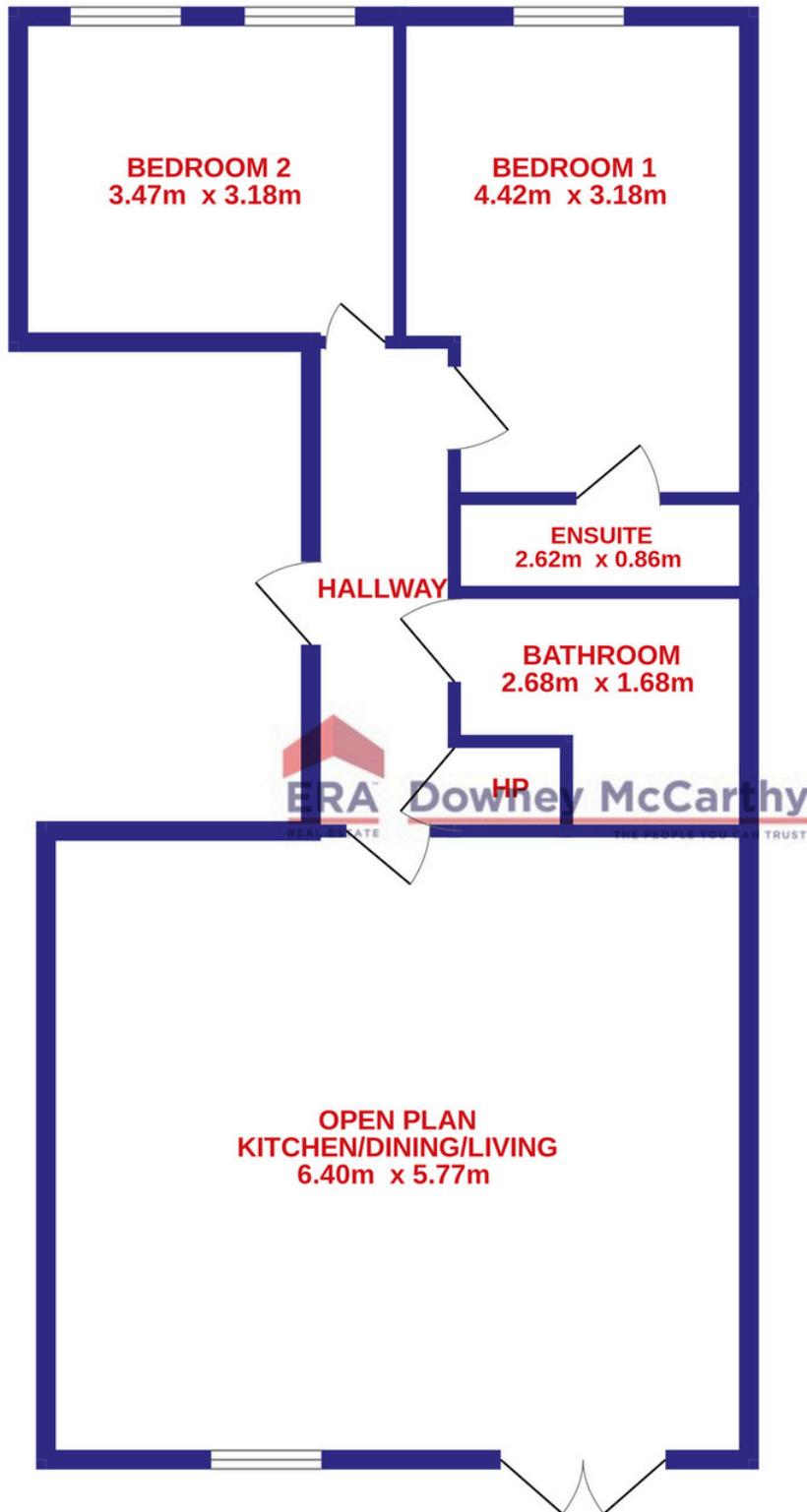
| BATHROOM

1.68m x 2.68m (5'5" x 8'7")

The main bathroom features a three piece suite, floor and wall tiling, centre light fitting, extractor fan and attractive neutral décor,.

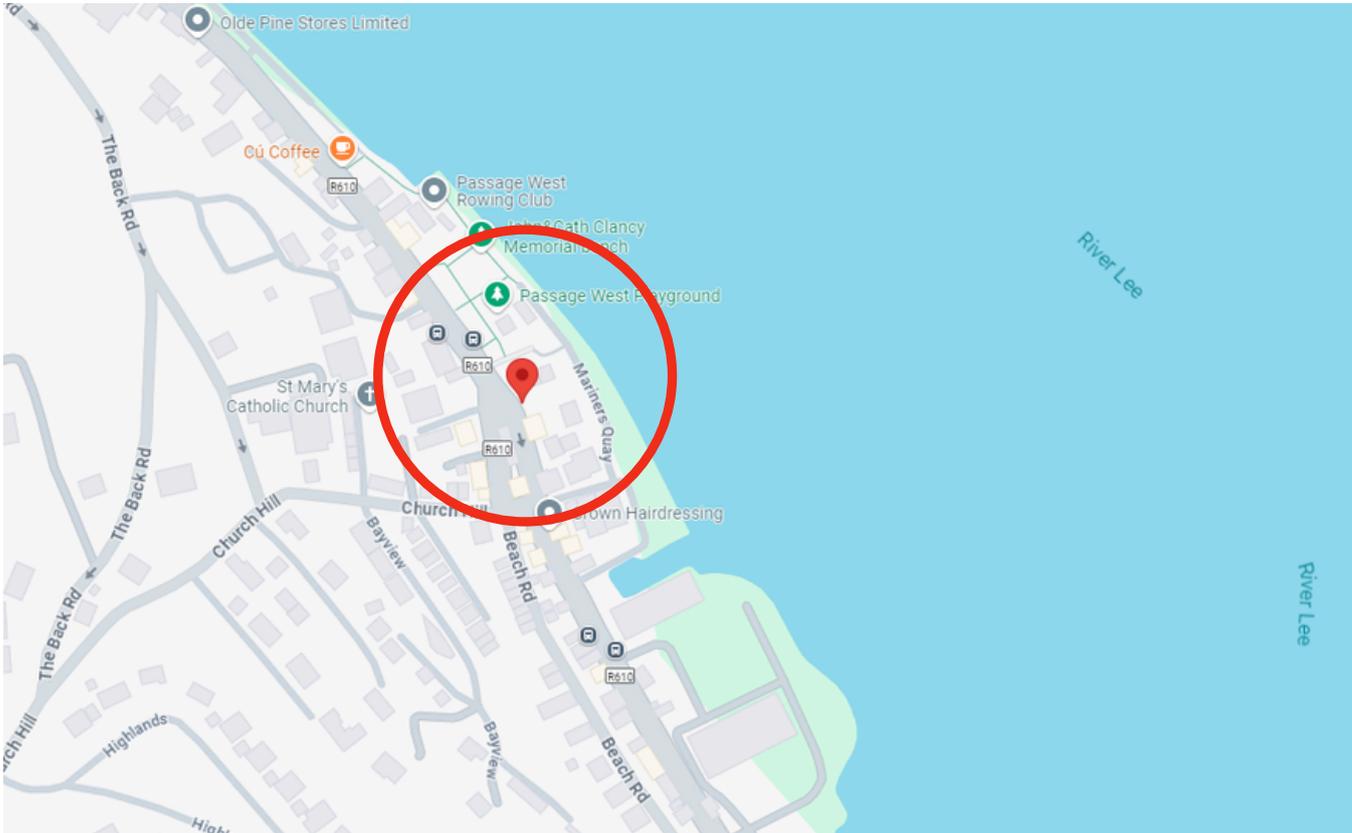


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 R159 for directions.



| ALL ENQUIRIES TO:



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