

## 22 Popes Quay Court, Popes Quay, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this well-presented and superbly positioned second floor, two bedroom apartment in the highly desirable city centre location of Popes Quay. The property offers fantastic views over the River Lee and surrounding cityscape. This is an ideal first time buy or investment property.



**AMV: €225,000**

**BER B2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 53.75 Sq. M. / 579 Sq. Ft.
- Built in 1995
- BER B2 - Qualifying the property for a Green Mortgage
- Double glazed PVC windows
- Electric heating
- Superb open plan kitchen/dining/living area
- Modern fitted kitchen
- South facing balcony with fantastic river views
- Two double bedrooms
- Superb city centre location
- Close to all essential and recreational amenities
- Management fees €1,793 per annum, reduced to €1,593 if paid early

## | RECEPTION HALLWAY

5.9m x 1.4m (19'3" x 4'5")

A PVC door with glass centre panelling allows access to the main reception hallway. The hallway has laminate timber flooring, neutral décor, two light pieces, one radiator, two power points, and a hot press area which is shelved for storage. Double doors with glass panelling allow access to a spectacular open plan kitchen/dining/living area.

## | OPEN PLAN

### KITCHEN/DINING/LIVING

5.35m x 6.05m (17'5" x 19'8")

This superb room is awash with natural light, with two large windows to the front of the property and double doors with glass panelling allowing access to a south facing riverside balcony. The living/dining area features laminate timber flooring, two light pieces, four wall-mounted light pieces, one radiator, six power points and two television points.





The kitchen has tile flooring and modern high gloss fitted units at eye and floor level in a U-shape with extensive walnut countertops and a tile splashback. The area includes a stainless steel sink, an integrated oven/hob/extractor fan, plumbing for a washing machine and a dishwasher. There is one centre light piece, wall-mounted shelving, and eight power points.



## | **BEDROOM 1**

3.6m x 2.4m (11'8" x 7'8")

A spacious double bedroom has one window to the rear of the property. The room has laminate timber flooring, one centre light piece, built-in units from floor to ceiling, neutral décor, four power points, and one radiator.



## | **BEDROOM 2**

3.6m x 2.4m (11'8" x 7'8")

A double bedroom has one window to the rear of the property. The room has laminate timber flooring, one centre light piece, two wall-mounted light pieces, neutral décor, built-in units from floor to ceiling, four power points, and one radiator.

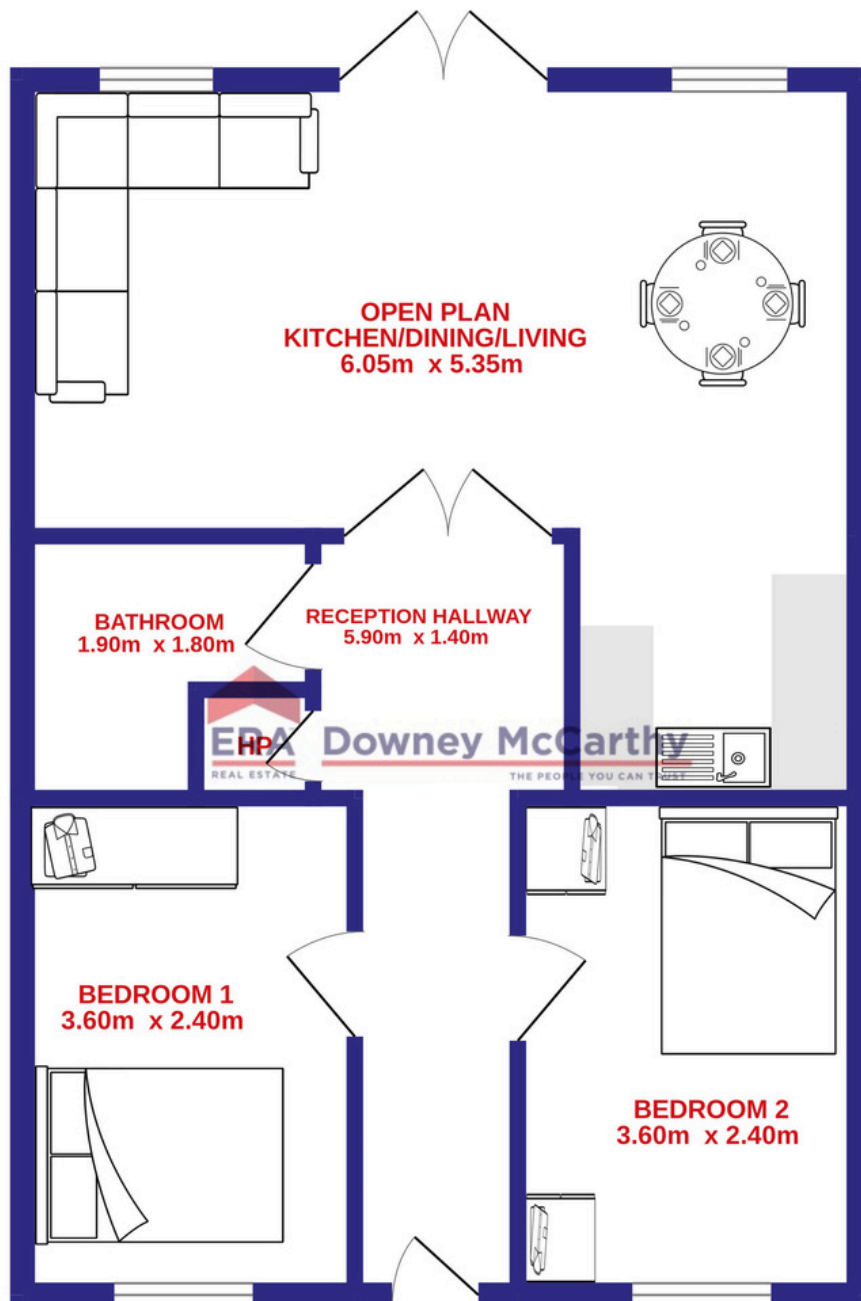


## | BATHROOM

1.9m x 1.8m (6'2" x 5'9")

The bathroom features a four piece suite including a mains operated shower fitted over the bath. The room is finished with floor and wall tiling, one centre light piece, one extractor fan, and one wall-mounted heater.

## | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T23 DE72 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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