

## 8 The Belfry, Model Farm Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this super two bedroom, first floor apartment benefitting from its ideal location within close proximity to all amenities including CUH, MTU, Wilton Shopping Centre, Bons Secours Hospital and UCC. An ideal first time buy or investment opportunity (not rent capped), viewing comes highly recommended. Accommodation consists of reception hallway open plan living/dining which opens to the kitchen, two double bedrooms and a bathroom.



**AMV: €275,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 66.68 Sq. M. / 718 Sq. Ft.
- Built in 1987
- BER C3
- Electric heating
- Double glazed PVC windows
- Two spacious double bedrooms
- Located within a quiet block of only four apartments
- Ideal and convenient location close to CUH, Wilton, UCC and MTU
- Located on the main bus route 205
- Ample parking
- Superb first time buy/investment opportunity
- Owner occupied apartment - never rented
- Management fees €1,800 per annum

## | RECEPTION HALLWAY

1.89m x 3.25m (6'2" x 10'6")

A solid door allows access into the reception hallway. The hallway has one centre light piece, smoke alarm, electric service board, storage space and access to the floored attic (ideal for storage).



## | OPEN PLAN LIVING/DINING

4.46m x 5.73m (14'6" x 18'7")

A bright and spacious open plan room has a feature bay window to the front of the property, allowing extensive natural light to flow throughout. Throughout the room there is a mix of high quality laminate timber and carpet flooring, extensive dining space, one radiator, two light pieces and a feature fireplace. An open arch allows access to the kitchen.





## | KITCHEN

2.13m x 2.52m (6'9" x 8'2")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. There is one window to the side of the property, tile flooring, one centre light piece, a fitted oven/hob/extractor fan, plumbing for a washing machine and neutral décor.



## | BEDROOM 1

3.99m x 3.22m (13'0" x 10'5")

This spacious double bedroom has one window to the rear, carpet flooring, built-in wardrobe units, storage heater and centre light piece.



## | BEDROOM 2

3.66m x 3.54m (12'0" x 11'6")

Another large double bedroom has a window overlooking the rear, carpet flooring, built-in wardrobe units, radiator and centre light piece.



## | BATHROOM

1.57m x 2.52m (5'1" x 8'2")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Elite ST electric shower, one frosted window to the side, wall tiling, laminate flooring, centre light piece, radiator and towel rail.

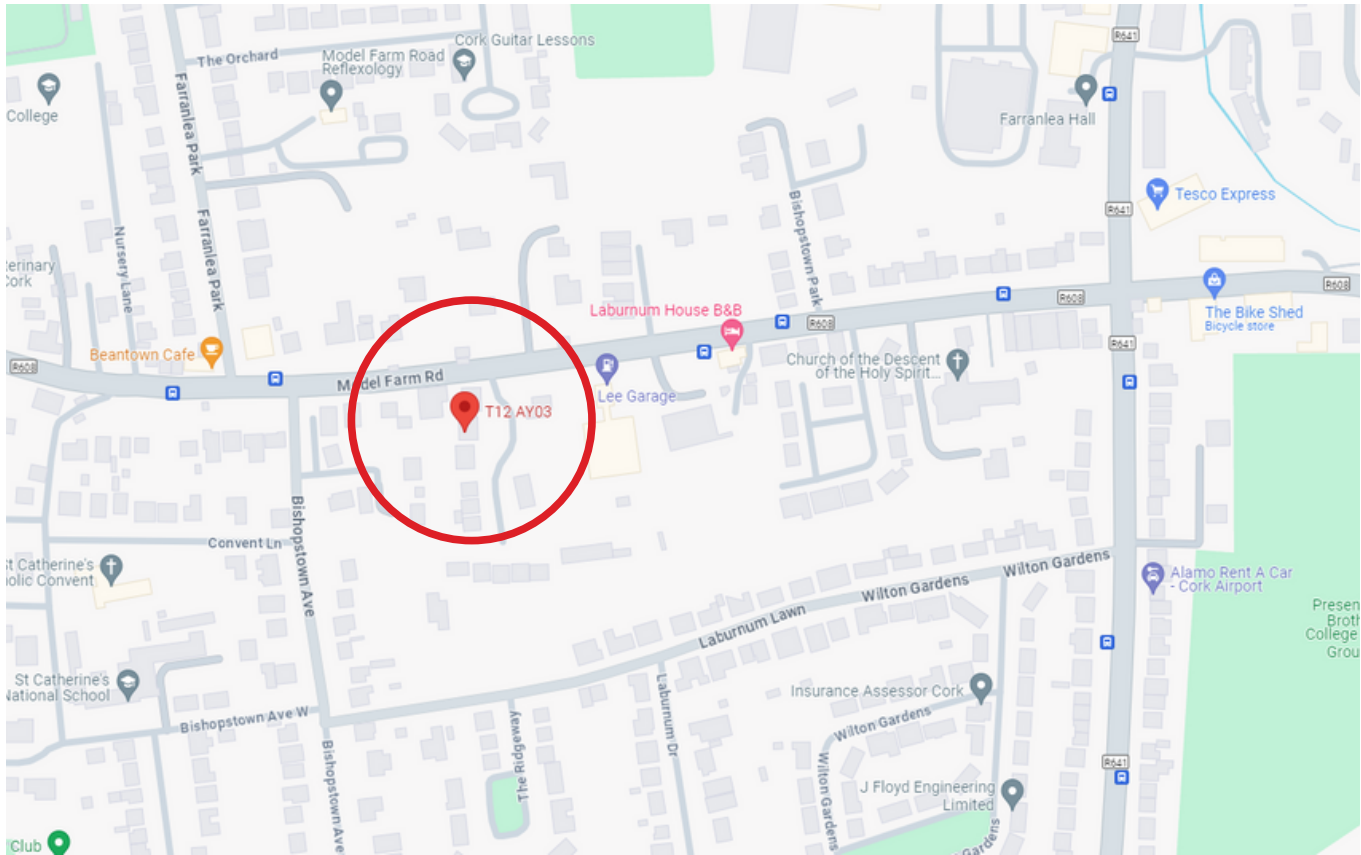


## | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T12 AY03 for directions.



## | ALL ENQUIRIES TO:



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