

36 The Courtyard, Watercourse Road, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market superbly presented one bedroom duplex apartment located within a quiet and secure development off Watercourse Road. Situated in an ideal location within walking distance of the city centre, it offers excellent proximity to local schools, bus routes, cafes, and shops.

Accommodation consists of reception hallway, open plan kitchen/dining/living area, balcony, and guest w.c on the ground floor. Upstairs there is a spacious double bedroom, complete with walk-in wardrobe and en suite bathroom.

AMV: €250,000

BER C

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 56.75 Sq. M. / 611 Sq. Ft.
- Built in 2007
- BER C
- Centralised gas fired central heating system with instant hot water
- Double glazed uPVC windows
- Acoustic sound barrier on floor
- Fire alarm fitted / Wired for burglar alarm
- Video entry system and video access patrol
- Individual fob access to secure underground car park, pedestrian access, and common areas
- Designated parking space in underground car park
- Individual letter box in main entrance lobby
- Close to all essential and recreational amenities including primary and secondary schools, bus routes, shops, cafes, pharmacy
- Services charge: €1,800 per annum
- Not rent capped

| RECEPTION HALLWAY

2.82m x 1.1m (9'2" x 3'6")

A solid ash veneer front door allows access to the reception hallway. The hallway has laminate timber flooring, attractive neutral décor, recessed spot lighting, one radiator, a smoke detector, and two power points. A door allows access to the guest w.c.



| GUEST WC

1.52m x 0.98m (4'9" x 3'2")

The guest w.c. features a two piece suite, tile flooring, tile splashback, neutral décor, one frosted window to the front, a heated towel rail, and an extractor fan.



| KITCHEN

2.65m x 2.18m (8'6" x 7'1")

The kitchen features modern cream gloss fitted units at eye and floor level in an L-shape with extensive walnut worktop counter and tile splashback. The kitchen includes an integrated oven/induction hob/extractor fan, a stainless steel sink, integrated dishwasher, integrated fridge freezer, and washing machine. The area has laminate timber flooring, one window to the rear, one centre light piece, smoke detector, carbon monoxide alarm, and four power points.



| LIVING/DINING AREA

3.86m x 4.76m (12'6" x 15'6")

The bright and spacious living/dining area has a continuation of the laminate timber flooring, attractive neutral décor, two light pieces, two radiators, intercom system, thermostat control for the heating, access to the boiler system, and four power points. Glass double doors allow access to the superb balcony area which is enclosed with iron railing, and has tile flooring.



| STAIRS AND LANDING

4.67m x 0.94m (15'3" x 3'0")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window, one centre light piece, carbon monoxide alarm, and a smoke detector.



BEDROOM

3.69m x 3.72m (12'1" x 12'2")

This superb main bedroom has one large window overlooking the communal courtyard, carpet flooring, neutral décor, one centre light piece, one radiator, carbon monoxide alarm, smoke detector, and four power points.



EN SUITE

1.63m x 2.02m (5'3" x 6'6")

The en suite bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, neutral décor, one centre light piece, a skylight, wall-mounted mirror with light overhead, extractor fan, and a heated towel rail.



WALK-IN WARDROBE

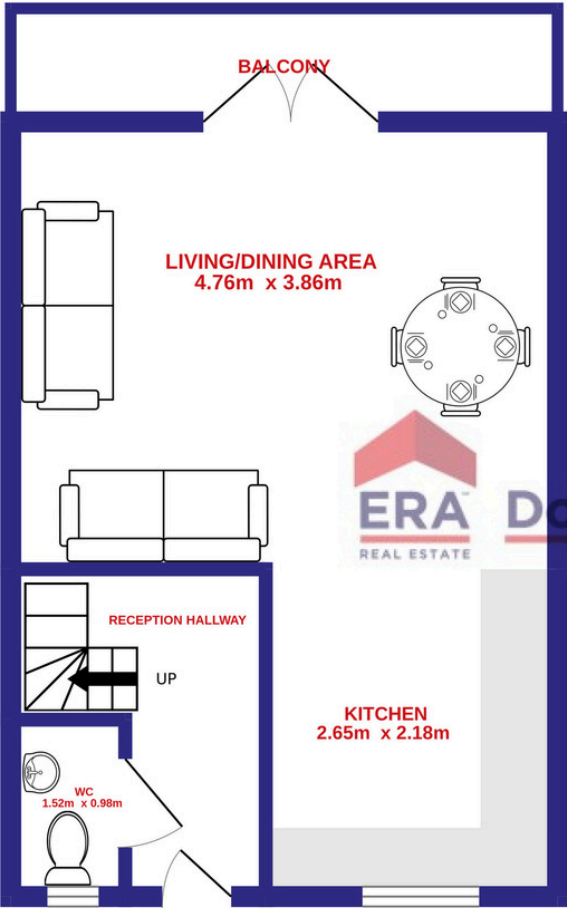
1.64m x 2.38m (5'3" x 7'8")

The spacious walk-in wardrobe has carpet flooring, ample storage space, one centre light piece, two power points.

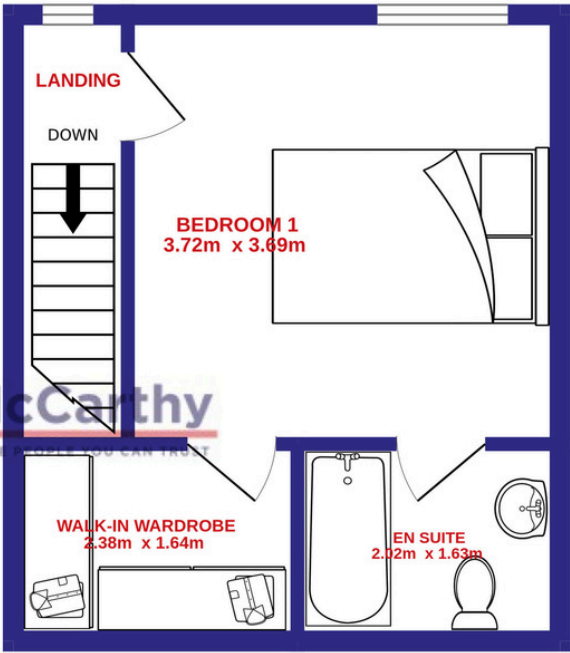


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR

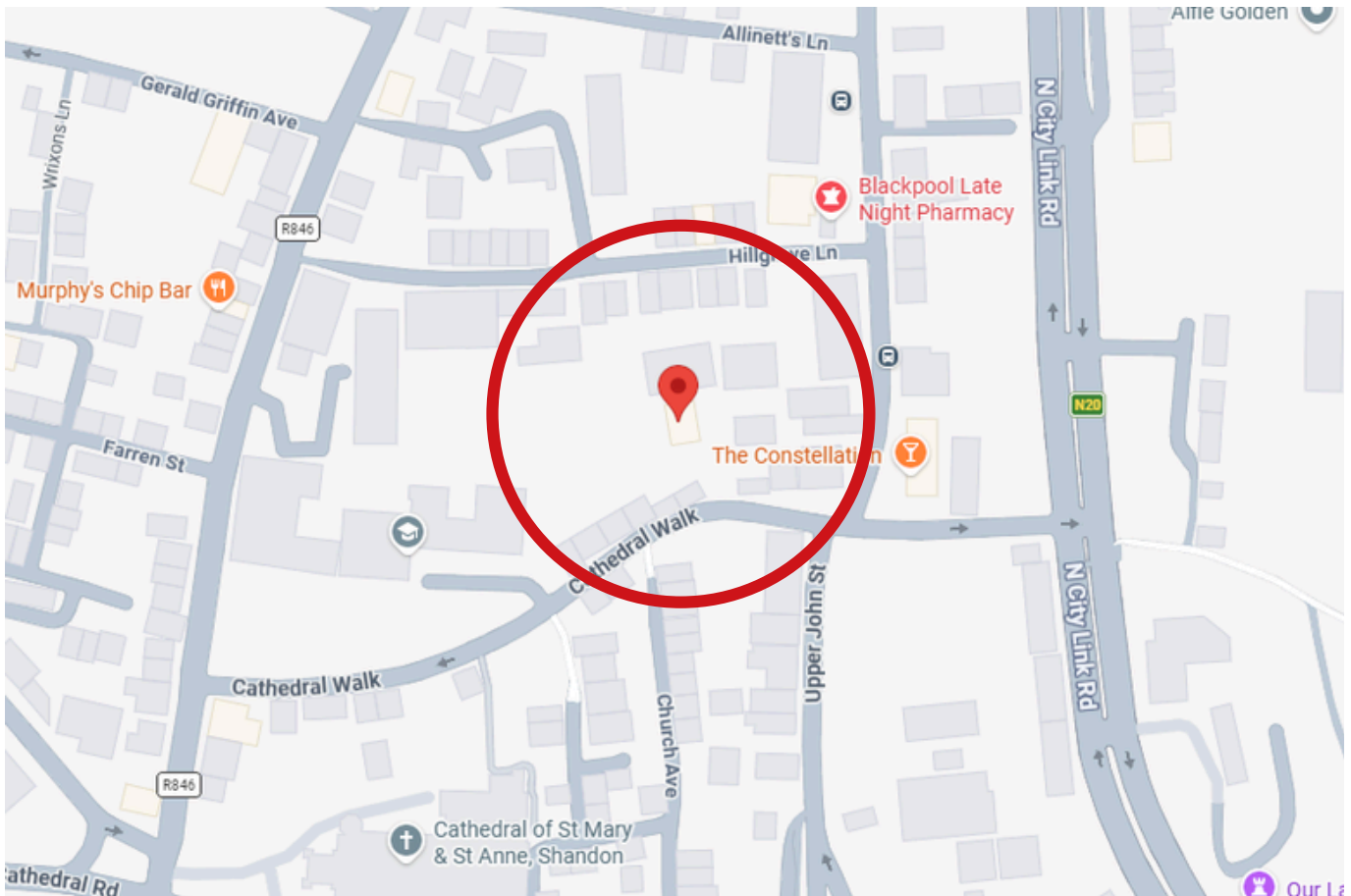


| BALCONY AND EXTERIOR



| DIRECTIONS

Please see Eircode T23 KP08 for directions.



| ALL ENQUIRIES TO:

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