

4 Granary Warf, Glenbrook, Passage West, Cork **BER D2**



ERA Downey McCarthy are delighted to present to the market this spacious 2 bedroom duplex apartment in the much sought after riverside development of Granary Warf, Glenbrook which offers picturesque views over Cork harbour and Cobh town. The property offers a superb dual aspect open plan kitchen/dining/living room on the first floor and 2 spacious double bedrooms and a family bathroom on the second floor.



€110,000

PSRA Licence No. 002584

Accommodation

- First floor landing

The first floor landing has one centre light piece, one velux window to the front of the property and one electric storage heater. There is ample space on the landing to avail of a home office/study space.

- Open Plan Kitchen/Dining/Living Area

8.6m x 5.35m

A magnificent and spacious open plan area features a dual aspect with one window to the rear of the property, one window to the front of the property and a sliding door allowing access onto a Juliet-style balcony.

The kitchen features units at eye and floor level in an L-shape with an extensive worktop counter. There is vinyl floor covering, one centre light piece, one smoke alarm and an integrated extractor fan. The kitchen has plumbing for a washing machine and space for a drier, fridge freezer and cooker. There is a stainless steel sink with drainer unit and pelmet over the window.

The living/dining area has carpet flooring throughout. Features include two large radiators and neutral décor.





- Stairs and Landing

The stairs and landing are finished with carpet flooring. The landing has one window to the side of the property, one centre light piece, one smoke alarm and a door from the landing allows access to a hallway.

Located off the hallway are two bedrooms and a family bathroom. The hallway has one centre light piece and access to the attic is gained from this area.

- Bedroom 1 3.32m x 5.35m

A spectacular main bedroom has two windows to the rear of the property which overlook Cobh and the inner harbour. The room has neutral décor, carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator, four power points and one phone point.



- Bedroom 2 3.57m x 2.96m

A double bedroom has one window to the front of the property which includes a curtain rail and curtains. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator and four power points.



- Main Bathroom 3.87m x 2.1m

The bathroom features a two piece suite with a corner shower area. Features include vinyl floor covering, one window to the front of the property with curtain rail and curtain, one centre light piece, one wall mounted light piece and one wall mounted heater.

A hot press area is located within the bathroom and it has been shelved for storage.

Features

- 970 Sq Ft
- Built in 1999
- Double glazed windows
- West facing aspect to the front of the property
- One numbered parking space
- Picturesque views to the rear of the property
- Electric storage heating
- Ideal first time buy/investment
- Close proximity to Ringaskiddy, Carrigaline, Douglas and Cork City
- Management fee €1200 per annum
- New proposed rent for March 2019 €920 per month

Directions

Please refer to the map above or use the eircode T12 R89



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