

**FOR SALE BY PRIVATE TREATY**

**A2,  
Edenhall,  
Model Farm Road,  
Cork.**



**A charming two bed apartment within this purpose built Student Complex located just minutes from Cork Institute of Technology and within easy reach of UCC also. The property has the capability of sleeping from two to four people and benefits from a multitude of facilities and amenities located within the complex plus ample car parking and on site Management and Security. With a bright West facing aspect overlooking the surround country side, viewings are strongly recommended.**

## Accommodation:

### Entrance Hall:

Fitted Carpet

### Kitchen/Dining/Living

15øö x 10øö (4.8m x 3.31m)

Fitted floor and eye level units, Plumbed for Appliances, Tiled Splash back. Fitted Carpet, Fitted Blinds.



### Bedroom 1:

11øö x 17øö (3.59m x 5.35m)

Fitted Carpet, Fitted Curtin, Built in Wardrobe and study desk. En-suite (tiled floor and splash back, shower, wc, whb)



### Bedroom 2:

9øö x 16øö (2.76m x 5.05m)

Fitted Carpet, Fitted Curtin, Built in Wardrobe and study desk. En Suite (Tiled Floor and Splash Back, Shower, WC, WHB).

**Shower Room (Shared En Suite to Bedroom 2):** Tiled Floor, WC, WHB, Shower, WC, WHB.

**BER:** BER: E1 BER Number: 100968288  
Energy Performance Indicator: 326.59kWh/m2/yr

**Features:**

- Fully Managed Complex
- Audio entry system
- Fully furnished

**Price:** **Open to offers in the region of €85,000**

**Viewing:** By appointment only.

**Directions:** From City centre, head west (outwards) along Washington St and continue straight along Western Rd to pass the main entrance of UCC. Continue straight along this road for c.2km. Upon reaching Dennehy's Cross (first major four cross road), turn right onto Model Farm Rd. Continue straight for c.2.2km and Edenhall is located on right.

**Eircode:** T12AD70

**Agent:** T.J. Cronin Tel: 086-8345211 Email: [tj@irishandeuropean.ie](mailto:tj@irishandeuropean.ie)

**Viewings:** To arrange a viewing email [info@irishandeuropean.ie](mailto:info@irishandeuropean.ie) or call 021 4277606. All viewings are strictly by prior appointment only.