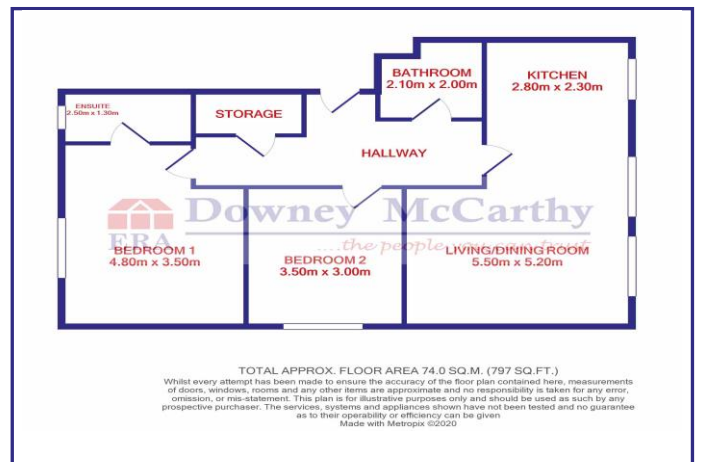


## 9 Stonecourt, Tivoli, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately maintained, second floor, two-bedroom apartment which benefits from a south-facing aspect to the front and offers views over the river Lee.

The property offers a superb interior finish having recently been refurbished with new laminate timber flooring and excellently proportioned rooms.



AMV: €185,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.3m x 2.8m
- Open plan Kitchen/Dining/Living Area 7.5m x 5.5m

A bright and spacious reception hallway features magnificent décor throughout. The hallway has high quality laminate timber flooring, two centre light piece, one smoke alarm, one fire alarm and an electric storage heater. Located off the hallway is a sizeable walk-in hot press offering extensive storage space.

This superb L-shaped room, located at the front of the property offers three south facing windows with fantastic inner harbour views. The room also overlooks the pristine courtyard within The Stonecourt development.

The kitchen offers cream fitted units at eye and floor level fitted in an L-shape and a contrasting dark worktop. The area has vinyl floor covering and an extensive tile splash back area surrounds the worktop. The kitchen includes an integrated oven, hob, extractor fan, stainless steel sink with drainer unit, dishwasher and washer/drier. There are ten power points and one radiator within the area.



The dining and living areas have attractive walnut laminate timber flooring throughout, one centre light piece, two radiators, one television point and four power points.



- Bedroom 1                      4.8m x 3.5m                      A spacious double bedroom has one window to the rear of the property which includes a curtain rail. The room has high quality walnut laminate timber flooring, one centre light piece and built-in units from floor to ceiling. There are six power points, one radiator and a door from the room allows access to a en suite bathroom.



- En Suite                      1.3m x 2.5m                      The en suite features a two piece suite with a large corner shower area incorporating a Triton electric shower. The room has vinyl floor covering, tiling from floor to ceiling and one window to the rear of the property. There is one centre light piece, one wall mounted light piece, one extractor fan and one wall mounted heater.

- Bedroom 2                      3.5m x 3.0m                      A large double room has one window to the side of the property which includes a curtain rail. The room has high quality walnut laminate timber flooring, a built-in unit from floor to ceiling, one centre light piece, one radiator and four power points.



- Family Bathroom                      2.0m x 2.1m                      Located off the hallway the family bathroom features a three piece suite with a pump-action shower fitted over the bath. The room has vinyl floor covering, tiling from floor to ceiling, one centre light piece, one wall mounted light piece and a wall mounted heater.



## Features

- BER C1
- 74 Sq.M / 797 Sq.Ft
- Built in 2003
- South-facing aspect to the front
- Magnificent gated complex
- Superb open plan kitchen/dining/living area with picturesque harbour views
- Modern stylish décor including walnut laminate flooring
- Built-in storage unit in both bedrooms
- Allocated Parking space
- Excellent electrical specification
- Electric heating
- Double glazed windows
- Excellent location-15 minute walk to Cork city centre
- Located on a main bus route to Cork city centre
- 10 minute drive to Mahon Point Shopping centre
- Management fee €1,690
- Current rental income €1064 with a potential to increase to €1,131 in May 2020

## Directions

Please see Eircode T23 NW82 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



€185,000

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