



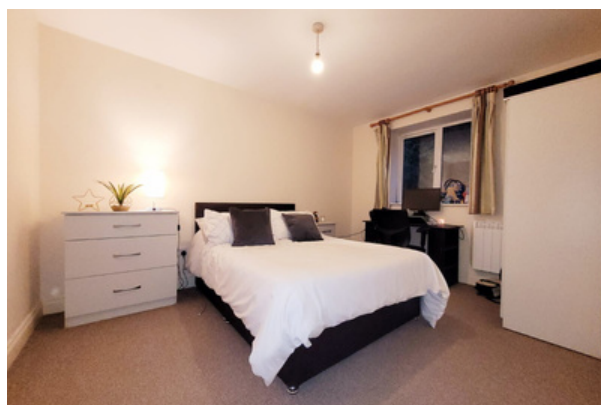
Downey McCarthy

...the people you can trust

13 Stone Court, Trafalgar Hill, Tivoli, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, second floor two bedroom apartment within the much acclaimed development of Stone Court, Tivoli, just a 15 minutes' walk to Cork city centre. Accommodation consists of spacious reception hallway, open plan kitchen/dining/living area, two large double bedrooms, one ensuite bathroom and a family bathroom.



AMV: €215,000

BER C1

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PSRA No. 002584

| FEATURES

- Approx. 800 Sq. Ft.
- Built in 2000
- Double glazed windows
- Gas fired central heating
- West facing aspect
- Superb open plan kitchen/dining area
- Two spacious double bedrooms
- Secure gated complex
- One allocated parking space
- Excellent location just a 15 minutes' walk to Cork city centre
- Management fee Approx. €1,512
- Rental potential of €1,300 p/m
- Excellent first time buy

| RECEPTION HALLWAY

1.7m x 4.8m (5'5" x 15'7")

The hallway has attractive neutral décor, carpet flooring, one centre light piece, and one large radiator. The area offers a smoke alarm, two power points, two telephone points, one electric heater and a large hot press area which is shelved for storage.

| OPEN PLAN KITCHEN/DINING/LIVING

5.7m x 3.75m (18'7" x 12'3")

A substantial kitchen/dining/living area is beautifully decorated and features superb semi-solid wide plank oak timber flooring throughout. The room has two windows to the side of the property which include curtain rails and curtains, two large radiators, twelve power points throughout and two centre light pieces.

The kitchen features modern units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The kitchen includes an integrated oven/hob/extractor fan, dishwasher, plumbing for a washing machine, stainless steel sink and strip lighting fitted under the eye level units.

The room offers extensive and dining space with additional room to accommodate a home office area if required.



| BEDROOM 1

4.3m x 3.6m (14'1" x 11'8")

A spacious double bedroom has one window to the side of the property with carpet flooring. There is one centre light piece, one radiator and six power points.



| ENSUITE

1.9m x 1.4m (6'2" x 4'5")

The ensuite bathroom features a three piece suite including a corner shower area incorporating a Triton T80z electric shower. There is one centre light piece, one wall-mounted light piece, one extractor fan and a hot press area which is shelved for storage.

| BEDROOM 2

4.2m x 2.5m (13'7" x 8'2")

A spacious double bedroom has one window to the side of the property, attractive neutral décor, carpet flooring, one centre light piece, one radiator, two power points and one wall-mounted electric heater.

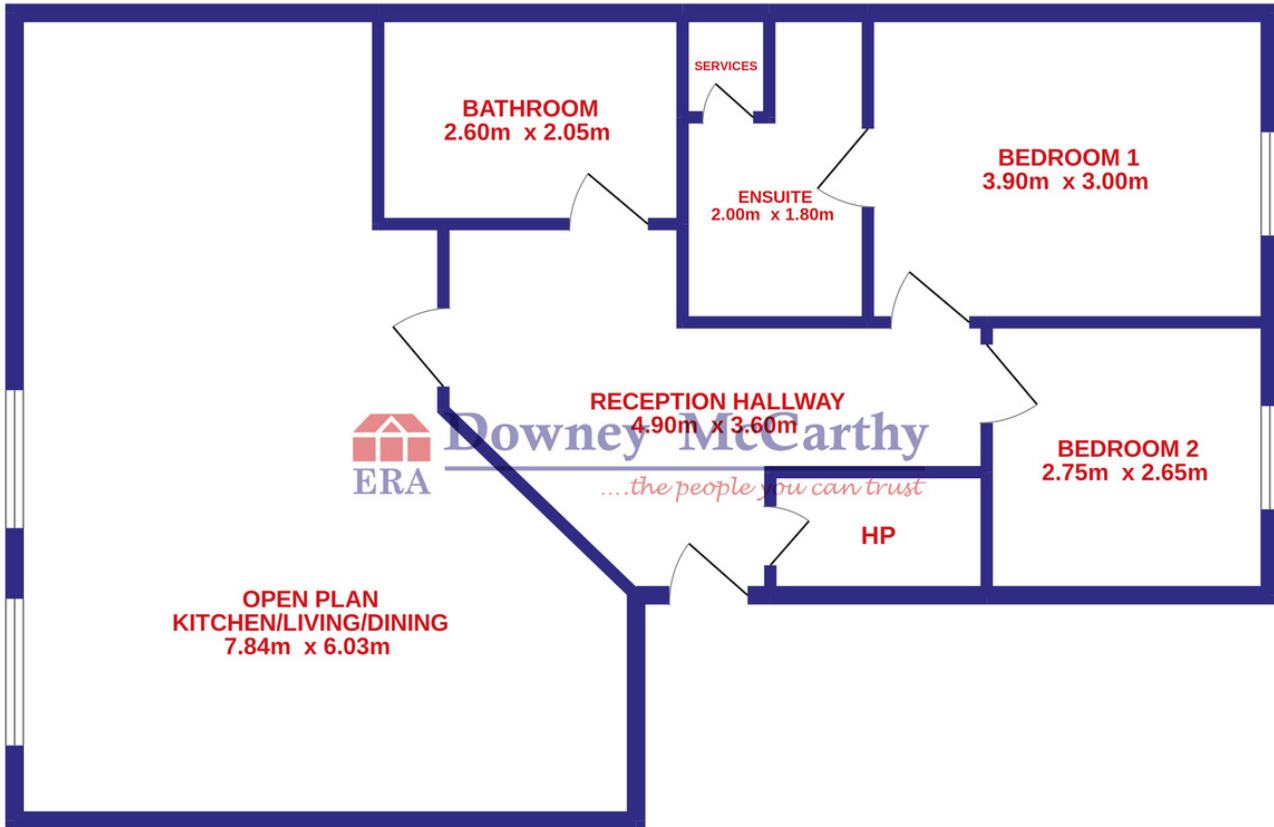
| BATHROOM

1.9m x 1.4m (6'2" x 4'5")

The family bathroom features a four piece suite with a mains operated shower fitted over the bath, floor and wall tiling, one centre light piece, one wall-mounted light piece and one radiator.

| FLOOR PLAN

APARTMENT

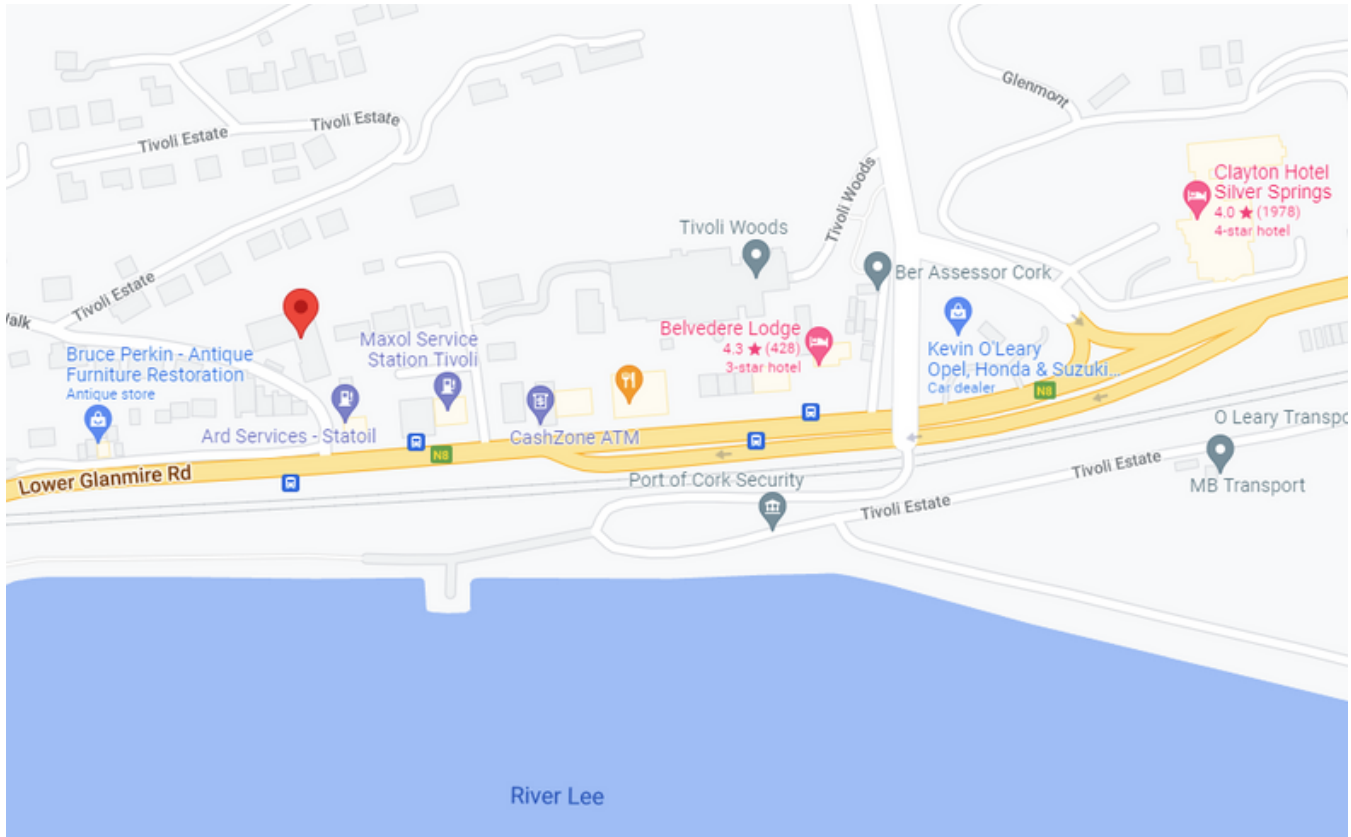


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T23 CK72 for directions.



| ALL ENQUIRIES TO:

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