



Downey McCarthy

...the people you can trust

2 Cluain Cholmain, Spital Street, Cloyne, Co. Cork



ERA Downey McCarthy is pleased to present to the market this two bedroom, ground floor apartment situated in Cloyne, Co. Cork. The property benefits from its close proximity to local amenities within the town including bars, restaurants, shops and pharmacies.



AMV: €90,000

BER D2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- 46.46 Sq. M. / 500 Sq. Ft.
- BER D2
- Two bedrooms
- Ground floor apartment
- Car park area to the rear of the property
- 5 minute walk to local amenities including bars, restaurants, shops and pharmacy
- 10 minutes' drive to Midleton town
- 30 minutes' drive to Cork city
- Current rent €470 p.m.
- Selling with tenants in situ

| RECEPTION HALLWAY

3.94m x 1.51m (12'9" x 4'9")

A solid teak door with glass panelling allows access to the main reception hallway. The hallway has laminate timber flooring, one centre light fitting, an alarm control point and access to the hot press which has a boiler and shelving for storage. A doorway allows access to the kitchen/living area.

| KITCHEN/LIVING AREA

5m x 4.85m (16'4" x 15'9")

The kitchen has solid fitted units at eye and floor level with a worktop counter and tiled splashback. Other features include a stainless steel sink, integrated oven, hob and extractor fan, space for a washing machine, space for a dishwasher and a point for a fridge freezer. The overall area has laminate timber flooring, a sliding door which allows access to the rear of the property and recessed lighting.



| BEDROOM 1

3.8m x 3.4m (12'4" x 11'1")

This room has one large window overlooking the front of the property, laminate timber flooring, one centre light fitting and an en-suite.



| EN-SUITE

1m x 1.6m (3'2" x 5'2")

This is a three piece suite including a corner shower area with tiled flooring and one centre light fitting.

| BEDROOM 2

2.58m x 2.1m (8'4" x 6'8")

This bedroom has one window overlooking the front of the property, laminate timber flooring and one centre light fitting.



| BATHROOM

1.8x 1.85m (5'9" x 6'0")

The main bathroom a two piece suite with a fully enclosed shower cubicle. Features include one centre light fitting, one wall mounted light fitting and tile flooring.

| DIRECTIONS

Please see Eircode P25 Y535 for directions.



| ALL ENQUIRIES TO:

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