

36 Waterside Quay, Hanover Street, City Centre Sth, Cork City **BER D2**



ERA Downey McCarthy are excited to launch to the market this splendid, 3-bedroom second floor apartment in a sought-after central location adjacent to Washington Street and within convenient walking distance of UCC. The property, which dates from 1986, is presented in excellent decorative order and includes many original features plus a balcony overlooking a central courtyard area.



€175,000

PSRA Licence No. 002584

Accommodation

- Entrance Hallway 2.71m x 1.8m
- Living/Kitchen/Dining 5.44m x 3.43m

Spacious entrance hallway with timber floor covering, storage heater, and shelved hot-press.

Attractive living / kitchen / dining area with generous accommodation and finishes to include a sliding patio door to balcony, full length curtains, tiled floor, 3 ceiling light fittings, storage heater, t.v point, 11 power points and floor & wall mounted fitted units finished in white. The kitchen also includes a washing machine, electric hob & oven and fridge.



- Bedroom 1 3.46m x 2.44m

A spacious double bedroom with one window overlooking the rear courtyard. This room includes timber floor covering, curtains, built-in wardrobe, wall mounted electric radiator, centre light fitting and two power points.



- Bedroom 2 3.5m x 2.26m

A large double bedroom with one window overlooking Hanover Street. This room includes built-in wardrobe, timber floor covering, curtains, wall mounted electric radiator, centre light fitting and 2 power points.



- Bedroom 3 3.5m x 2.25m

An attractive double room with one window overlooking Hanover Street. This room includes built-in wardrobe, timber floor covering, curtains, wall mounted electric radiator, centre light fitting and 2 power points.



- Main Bathroom 1.85m x 1.8m

A well-appointed bathroom finished with fully tiled floor and walls. This room includes a three-piece

bathroom suite in white and a Mira Elite QT electric shower over the bath.

Features

- Attractive conversion development with original beam and column features
- Gross internal floor area 58.97 sq.m. (635 sq.ft.) approx.
- Electric storage heating
- Sought-after central location
- PVC framed windows to rear & timber framed to front – all double glazed.
- Superb decorative order

Directions

Please see eircode T12 N635 for directions.



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