

For Sale by Private Treaty

**9 BELLAIR CLOSE, BELLAIR ESTATE, DOUGLAS ROAD, CORK T12 H962**



Cohalan Downing are delighted to present this spacious 2-bedroom Ground floor apartment which is located in a great location within walking distance of Cork City Centre.

Located just off Bellair on the Douglas Road, the property forms part of a small gated development of apartments and duplex units.

No 9 would suit investors, first time buyers or those wishing to downsize and are looking for an extremely convenient location.

Solicitor: Donnchadha Murphy, Galvin Donegan LLP

**Ground Floor Apartment**  
**2 BED - 1 BATH**  
**66 sqm (710 sqft)**



Agent: **Malcolm Tyrell**  
Phone: **087 255 4116**

**Viewings Strictly By Appointment**

## Accommodation

**Entrance Hall** (1.4 x 1.2)

Wood flooring

**Living Room** (5.2m x 4.5m)

Wood flooring

**Kitchen** (2.7m x 2.2m)

Integrated appliances including fridge, dishwasher and washing machine Electric oven with extractor hood Stainless steel sink unit Fitted presses Tiled floor

**Bathroom** (2.1m x 1.6m)

With wc, wash hand basin and walk in shower including, Heated towel rail Extractor unit Fully tiled walls and floor

**Bedroom 1** (3.7m x 3.0m)

With double fitted wardrobes Sliding door to rear garden

**Bedroom 2** (3.7m x 2.0m)

Incorporating double fitted wardrobes Overlooking rear garden

**Rear Yard** (8.0m x 5.2m)

## Features

- > Electric storage heaters
- > Ample on site parking
- > Gated development
- > Walking distance of Cork city Centre & Douglas village



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