

## 8 Rockvale, Lower Glanmire Road, Cork City



ERA Downey McCarthy are delighted to launch to the market this spectacularly presented two bedroom town house positioned within easy access of Cork City centre. It is adjacent to Kent Station, the under construction Dean Hotel as well landmark developments on Penrose Dock & Horgan's Quay. This is in truly turn key condition with tasteful modern finishes which are sure to please all viewers.



AMV: €175,000

PSRA Licence No. 002584

## Accommodation

- Entrance Hallway 1.75m x 1.8m

The entrance hallway has tile flooring, one centre ceiling light and a fantastic feature brick wall. This area also has two power points and a half glazed door leads into the open plan kitchen/dining/living area.



- Open Plan Kitchen/Dining/Living Area 5.44m x 4.65m

A spectacular open plan room with attractive décor. The room has four ceiling lights throughout.

The kitchen has built-in units from floor to ceiling with an extensive worktop counter and tile splash back. The kitchen area has tile flooring, electric hob, oven, extractor fan and six power points. Other features include two windows to the rear and plumbing for a washing machine and dishwasher.



The dining/living area has timber flooring throughout, two wall mounted radiators and one window overlooks the front of the property. The dining area has a feature built-in bench with access to storage underneath. Features include fitted bookshelves, attractive feature brick wall, six power points and access to under stair storage.

A timber staircase leads to the first floor.



- Bedroom 1 2.68m x 4.04m

The main bedroom has two windows overlooking the front of the property. Features include one centre ceiling light, one radiator, timber flooring, a built-in wardrobe and six power points.



- Bedroom 2 2.94m x 2.48m

This double bedroom has a feature Georgian window and a Velux facing the rear of the property. Both windows fill the room with extensive natural light. Features include a built-in wardrobe, one centre ceiling light, one radiator, timber flooring and six power points.



- Main Bathroom 1.85m x 1.92m

The bathroom also benefits from a feature Georgian window and a Velux facing the rear of the property. A beautifully decorated room with timber paneling, the bathroom has a two piece suite with a built-in fully tiled shower cubicle. Features include four recess ceiling lights, built-in shelving, one radiator and tile flooring.



### Features

- 50.6 Sq.M / 545 Sq.Ft
- GFCH
- Spectacular city centre town house
- Double glazed windows
- Wooden flooring is a semi solid high quality engineered floor
- Each room is hard wired with Cat 8 wifi point plus a prewired tv point
- Excellent location
- Ideal investment opportunity

### Directions

Please see Eircode T23 NW44 for directions.



Sean McCarthy  
60 South Mall, Cork  
086 838 5768  
sean@eracork.ie

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.



€175,000

PSRA Licence No. 002584