



Downey McCarthy

...the people you can trust

25 Pinecourt, Church Road, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this superbly positioned, two bedroom ground floor apartment located off Church Road, Blackrock. The property benefits from a West facing enclosed rear yard as well as its ideal location close to a host of local amenities to include shops, bars, restaurants, Mahon Point Shopping Centre and the superb Passage Railway Line Greenway and Marina Walkway. Ideally suited to a first time buyer/trader down the property is a blank canvas for a property to put their own cosmetic finishes to make it their dream home.



AMV: €175,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 51 Sq. M. / 549 Sq. Ft.
- Built in 1978
- BER E1
- Gas fired central heating
- Double glazed windows
- Two spacious bedrooms
- Enclosed rear yard with West facing aspect
- Much sought after location
- Close to a host of local amenities including supermarket, shops, schools, sports facilities, bars and transport links
- On the 202/202A, 215/215A and 219 bus routes
- Ideal first time buy/trade down property
- Annual Management fee of €500 per annum.

| RECEPTION HALLWAY

2.55m x 1.1m (8'3" x 3'6")

A PVC door with glass top and centre panelling allows access to the main reception hallway which has tile flooring. There is one centre light piece, one telephone point and a hot press area which is shelved for storage.

| LIVING/DINING

4.83m x 4.04m (15'8" x 13'2")

A superb open plan room has one window to the front of the property overlooking the communal green area and includes a curtain rail and curtains. The room has tile flooring, neutral décor, one centre light piece, one radiator, four power points, two television points and two telephone points.



Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| KITCHEN

1.8m x 2.83m (5'9" x 9'2")

A galley style kitchen features units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The kitchen has tile flooring, one window to the front of the property, one centre light piece and six power points. There is an integrated oven/hob/extractor fan, a washing machine, a fridge freezer and a stainless steel sink.



| BEDROOM 1

2.54m x 3.13m (8'3" x 10'2")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has tile flooring, neutral décor, one centre light piece, one radiator and two power points.



| BEDROOM 2

2.54m x 2.57m (8'3" x 8'4")

A spacious single bedroom has a PVC door with glass panelling which allows access to the rear garden. The room has tile flooring, neutral décor, one centre light piece, one radiator and one power point.



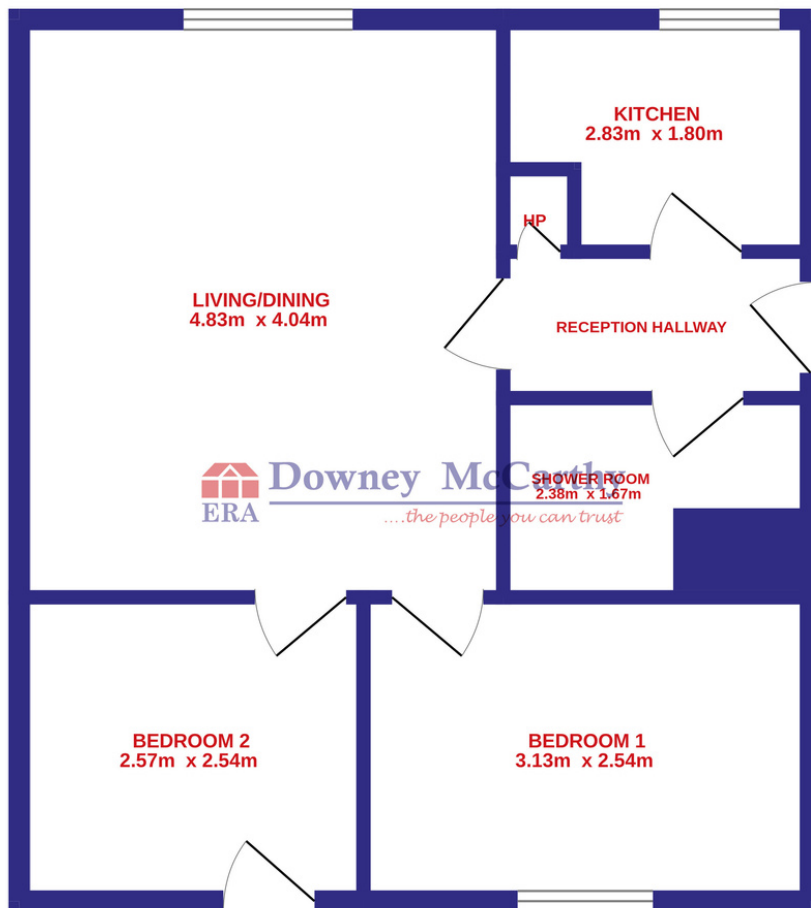
BATHROOM

1.67m x 2.38m (5'4" x 7'8")

The bathroom features a three piece suite including a Mira Elite electric shower, tiling throughout, one centre light piece, one extractor fan and one wall-mounted heater.

FLOOR PLAN

APARTMENT



TOTAL FLOOR AREA : 51.0 sq.m. approx.

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 T12 E825 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
ERA *...the people you can trust*

Solicitor Details:

Lucy O'Leary, Martin A. Harvey & Co. Solicitors, Parliament House, 9 George's Quay, Cork

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