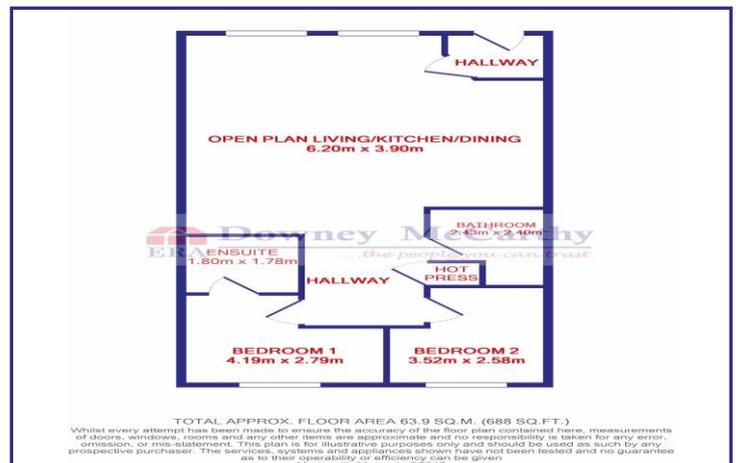


**13 Sunview Court, Douglas, Cork. BER B3**



ERA Downey McCarthy are delighted to present to the market this ground floor two bedroom apartment situated in the much sought-after area of the South Douglas Road. The property is ideally located within easy access of both the city centre and Douglas village. The latter provides a host of services including shops, pubs, restaurants, shopping centres, churches, leisure activities etc.



**AMV €220,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 1.52m x 1.15m
- Open plan living/kitchen/dining 6.2m x 3.9m

The hallway has one recess spot light fitting and tile flooring. A door with glazed glass paneling leads to an open plan living/kitchen/dining room.

The kitchen area has tile flooring, fitted units at eye and floor level, integrated fridge freezer, gas hob, electric oven, extractor fan and is plumbed for a washing machine. The living area and the dining area have timber flooring. Features include two windows overlooking the front of the property, three ceiling lights, two radiators and fifteen power points throughout.



- Main Bathroom 2.43m x 2.4m

The bathroom has one centre ceiling light, tile floor and half tiled walls. The room has a corner bath, one W.C, one wash hand basin, one radiator and a mounted wall light.



- Hallway 2.96m x 1.05m

Located off the hallway is the hot press which houses the hot water tank. The hallway has one centre ceiling light, one radiator, two power points and carpet flooring.

- Bedroom 1 2.79m x 4.19m

This room has one centre ceiling light and a door leads out to the rear of the property. Features include one radiator, one built-in wardrobe, six power points and carpet flooring. This bedroom also has the en-suite

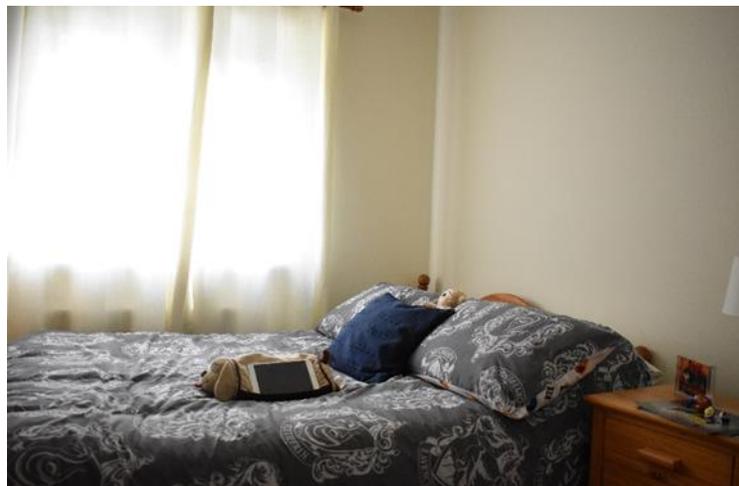


- En-Suite 1.8m x 1.78m

The en-suite includes one centre ceiling light, one mounted wall light, a Triton Rally 2 electric shower in a shower cubicle, one wash hand basin and one W.C. This area also has one radiator and a tile floor.

- Bedroom 2 2.58m x 3.52m

A double bedroom bedroom has one centre ceiling light, one window to the rear of the property, four power points, carpet flooring and one radiator.



## Features

- Approx. 690 sq.ft. (63.93 sq.m.)
- Ground Floor Apartment
- Excellent investment opportunity
- Management fees- €935.03
- Built in 2005
- Gas fired central heating
- Spacious apartment
- One parking space
- Ample visitor parking spaces

## Directions

Please see Eircode T12 DA02 for directions.

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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.



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