

72 The Avenue, Garrane Darra, Wilton, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three double bedroom, penthouse apartment within the much acclaimed development of Garrane Darra, Wilton. The property benefits from a favourable west facing rear aspect, a spacious rear decking area with superb countryside view, modern internal finishes, and its ideal location convenient to a host of local amenities as well as being within walking distance to CUH and Wilton Shopping Centre.



AMV: €345,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

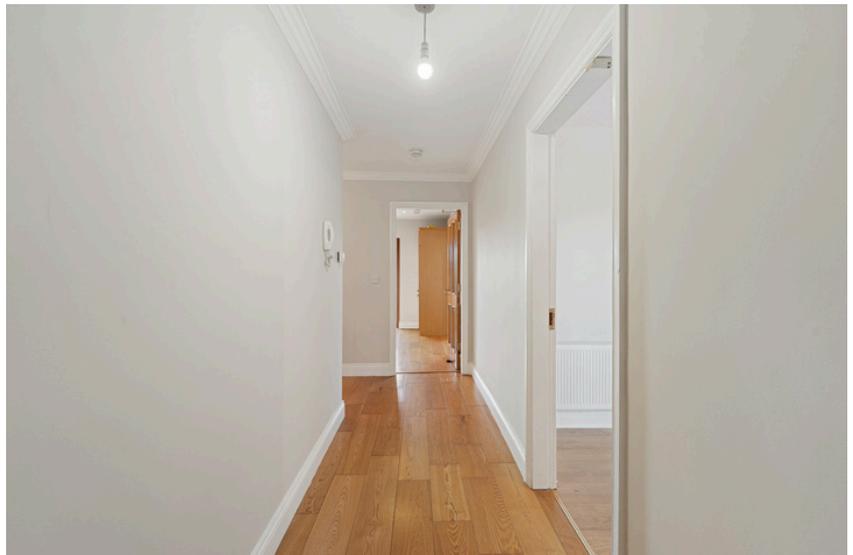
| FEATURES

- Approx. 103 Sq. M. / 1,109 Sq. Ft.
- Built in 2005
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Three spacious double bedrooms - Bedroom 1 offers a walk in wardrobe and en suite bathroom
- Gas fired central heating
- Double glazed windows
- New carpet flooring & fully repainted
- Modern oak fitted kitchen
- Impressive oak timber flooring
- High quality joinery finishes
- West facing rear aspect
- Allocated parking space
- Close to all amenities including supermarkets, shops, petrol stations, gym, bars, restaurants
- Walking distance to CUH/CUMH and Wilton Shopping Centre
- Easy access to the South Ring Road Network
- Management fees €1,540 per annum inc. Refuse, Insurance & General Repairs/Maintenance
- Potential rental income of €1,617 per month from 1st September 2025

| RECEPTION HALLWAY

4.69m x 1.28m (15'3" x 4'1")

The reception hallway features attractive décor with high quality wide plank oak timber flooring. The area has attractive covings around the ceiling, one centre light piece, a thermostat control for the heating, one power point, and two telephone points.



| MAIN HALLWAY

The main hallway area features a continuation of the wide plank oak timber flooring and decorative covings around the ceiling. The area offers two large walk in storage rooms, two light pieces, one radiator, and an access hatch to the attic.



| KITCHEN/DINING

3.4m x 3.75m (11'1" x 12'3")

The superb kitchen features a sunny west facing rear aspect, and offers modern solid oak fitted units at eye and floor level with extensive worktop counter space and a tile splashback. Including within the kitchen are an integrated oven/hob/extractor fan, a dishwasher and washing machine and a stainless steel bowl and a half sink. The room offers recessed spot lighting, and double doors allowing access to the west facing balcony. An open arch allows access to the open plan living/formal dining area.



| OPEN PLAN DINING/LIVING ROOM

5.37m x 3.28m (17'6" x 10'7")

This spacious dual aspect room has one window to the rear of the property, and a feature bay window to the side. The room has impressive solid timber flooring, covings around the ceiling, two light pieces, one large radiator, six power points, and one television point.



| BEDROOM 1

3.76m x 3.21m (12'3" x 10'5")

A large double bedroom has one window to the front of the property, including a curtain rail and curtains. The room has an attractive colour palette, new carpet flooring, one centre light piece, one large radiator, six power points, one telephone point, and one television point. An open arch allows access to a walk-in wardrobe.



| WALK-IN WARDROBE

1.6m x 2.31m (5'2" x 7'5")

The walk-in wardrobe features carpet flooring, one centre light piece, and impressive Sliderobe fitted units. A door from here allows access to the en suite bathroom.



| EN SUITE

1.85m x 2.31m (6'0" x 7'5")

The en suite bathroom features a three piece suite including a corner shower incorporating a Mira Sport electric shower. There is impressive modern tiling, one centre light piece, one wall-mounted light piece, an extractor fan, a stainless steel heated towel rail, and PVC panelled ceiling.



| BEDROOM 2

4.38m x 3.28m (14'3" x 10'7")

A spacious double bedroom has one window to the front of the property, including a Venetian blind and a curtain rail. The room has high quality laminate timber flooring, impressive Sliderobe fitted unit, one centre light piece, one large radiator, and four power points.



| BEDROOM 3

4.04m x 3.21m (13'2" x 10'5")

A large double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has new carpet flooring, an attractive colour palette, and an impressive Sliderobe fitted unit. There is one centre light piece, one large radiator, and four power points.



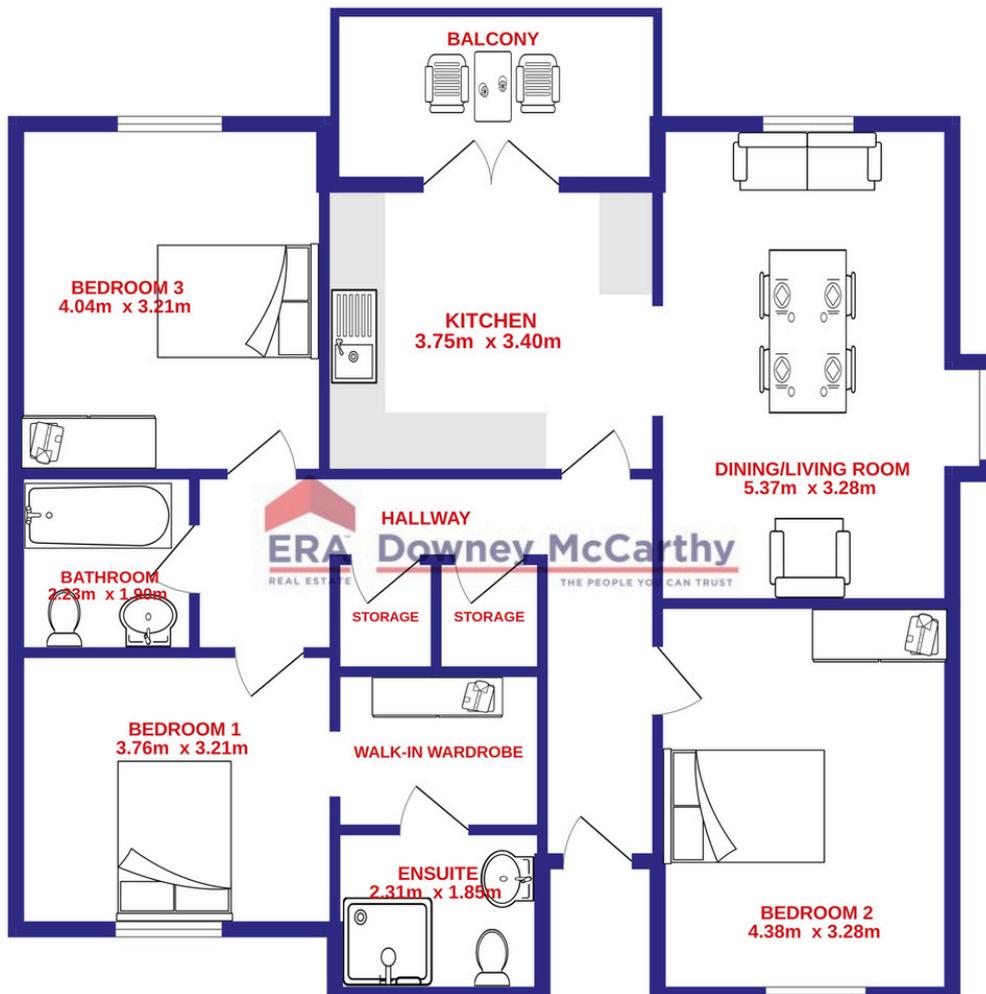
| BATHROOM

2.23m x 1.9m (7'3" x 6'2")

The main bathroom features a four piece suite including a mains operated shower fitted over the bath. There is impressive modern tiling, one centre light piece, one wall-mounted light piece, an extractor fan, and one radiator.

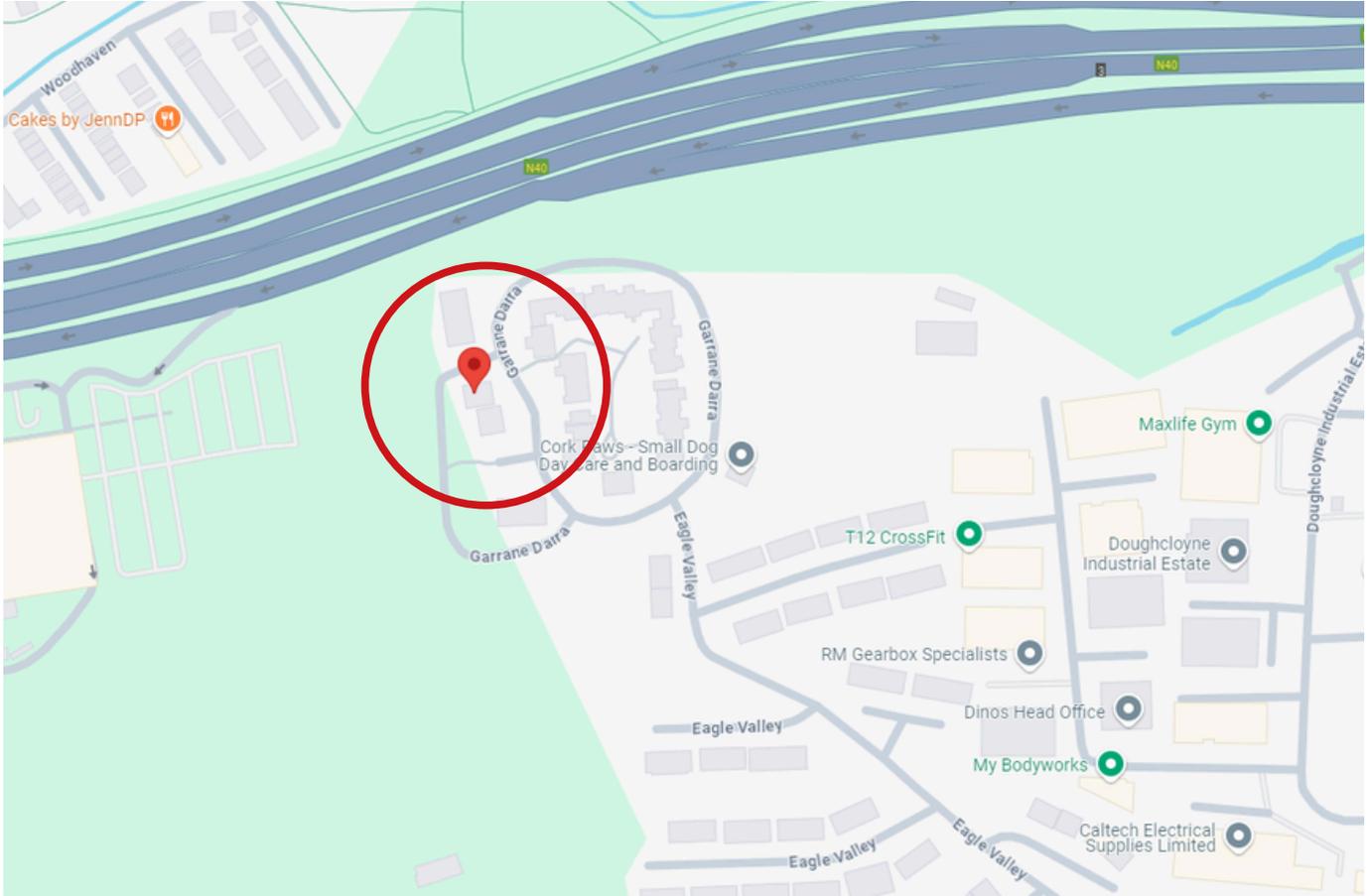


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 HD85 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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