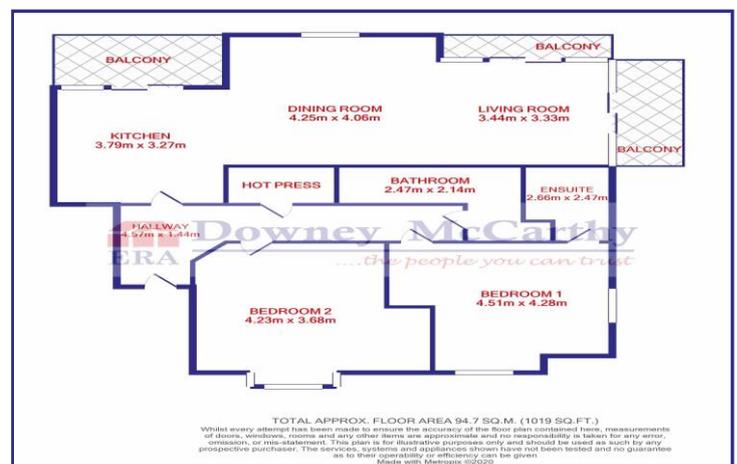


81 The Woods, Glounthaune, Cork **BER B3**



ERA Downey McCarthy are delighted to present to the market this attractive 2 bedroom apartment located in the much sought-after location of Glounthaune, Cork. This property benefits from the stunning views of Glountuane's Estuary.

Glounthaune has a host of services including shops, pubs, restaurants, churches, leisure activities etc.



AMV: €240,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.57m x 1.44m

An L-shaped reception hallway (4.08 x 1.22) with attractive hardwood flooring, recessed spot lighting, alarm control point and two power points. A walk-in hot press is also accessed from the hallway and accommodates a washing machine and gas boiler.

- Kitchen 3.79m x 3.27m

The kitchen/dining/living area is an extensive open plan double aspect space with access to 3 balconies.

The kitchen has attractive high gloss fitted units at eye and floor level, an extensive worktop counter and tile splash back. It also has integrated appliances, a stainless steel sink, gas hob, twin electric ovens, recessed ceiling lights, ceiling speaker and six power points.



- Dining Area 4.25m x 4.06m

The dining area has extensive space for a dining table, attractive hardwood flooring, six power points, recessed lighting and a south facing window.



- Living Area 3.44m x 3.33m

The living area is flooded with extensive natural light provided by two balcony doors. Features of this space also include hardwood flooring, recessed lighting, an electric fireplace and four power points.

- Bedroom 1

4.51m x 4.28m

This room has a dual aspect with windows overlooking the front and side of the property. Features include recessed ceiling lights, ceiling speakers, carpet flooring, a built-in wardrobe, eight power points, one radiator and a solid door providing access into the en-suite.



- En-Suite

2.47m x 2.66m

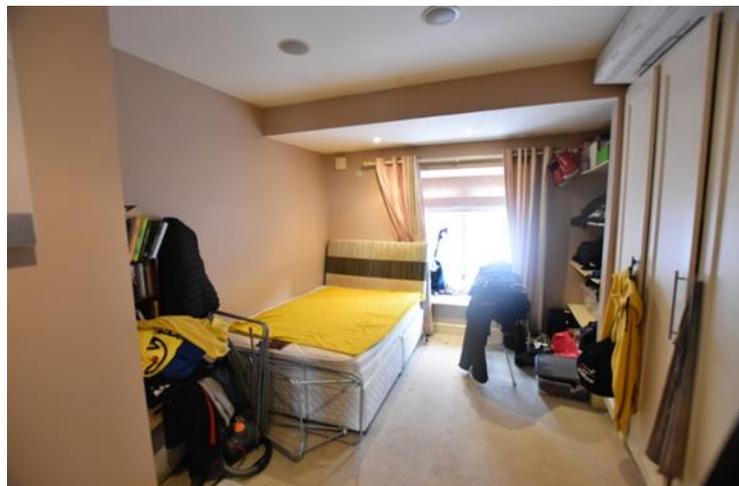
The en-suite is fully tiled and includes tile flooring, built in vanity unit with twin wash hand basins, one W.C and one bath with shower head over.



- Bedroom 2

4.23m x 3.68m

A double room with a feature bay window overlooking the front of the property. This room also has recessed spot lights and ceiling speakers. Other features include carpet flooring, four power points and a built-in wardrobe.



- Main Bathroom 2.47m x 2.14m

The main bathroom is fully tiled and includes tile flooring, recessed spot lighting, a shower cubicle, one w.c and one wash hand basin.

Features

- 94.65 Sq.M / 1019 Sq.Ft
- BER B3
- Year Built 2007
- Ground Floor Apartment
- Excellent investment opportunity
- Gas fired under-floor heating
- Spacious apartment
- Ample on street parking

Directions

Please see Eircode T45 PD95 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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