

# 48 Elderwood Park, BOREENAMANNA ROAD, CORK



# Howard

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654  
[www.danhoward.ie](http://www.danhoward.ie)

PSR No. 003581

46 South Mall, Cork • Email [dan@danhowardsales.com](mailto:dan@danhowardsales.com)



## 2 Bedroom Apartment

SPACIOUS 2 BEDROOMED 3RD FLOOR APARTMENT 48 Elderwood Park, Boreenamanna Road, Cork City. Dan Howard & Co. Ltd. Auctioneers are pleased to offer for sale this spacious Top floor (3rd Floor with lift access) 2 bedroomed apartment in this much sought after location, being close to Cork City Centre and on a bus route. This stunning apartment has a large, open plan living area/kitchen with access to a balcony area with great views of the surrounding area. The 2 bedrooms are both very spacious and there is an ensuite in the master room. There is also the potential for a 3rd bedroom/office off the living room, currently used a play room. There is an allocated parking space in the underground car park, which is accessed remotely behind secure gates. take the first step toward making it yours.

**Top Floor Location:** Positioned on the 3rd floor with lift access.

**Convenient Location:** Situated close to Cork City Centre and easily accessible via public transport.

**Versatile Layout:** In addition to two large bedrooms, a playroom/office space off the living area offers flexibility as a potential third bedroom.

**Modern Amenities:**

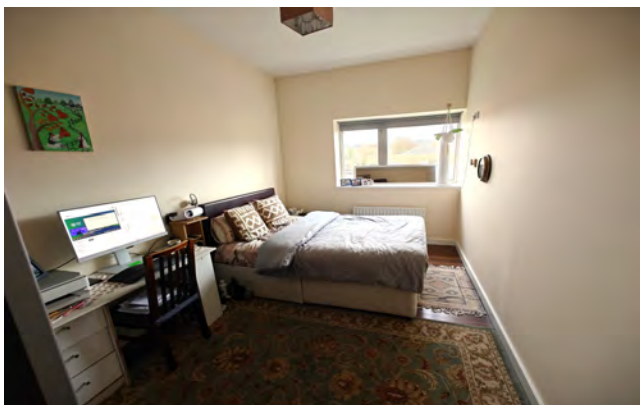
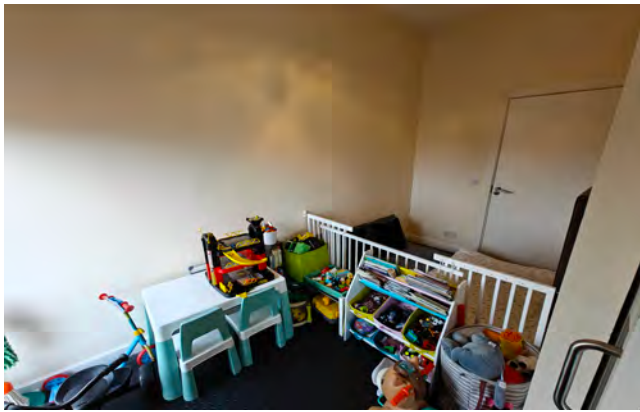
Open-plan living and kitchen area with balcony access.

Master bedroom with ensuite.

Secure underground parking with remote access.

Balcony: Provides pleasant views of the surrounding area.





## PROPERTY DETAILS:

Hallway:

Living Room: **4.7m x 4.4m**

Kitchen: **4.4m x 1.5m**

Playroom/Office: **3.6m x 1.8m**

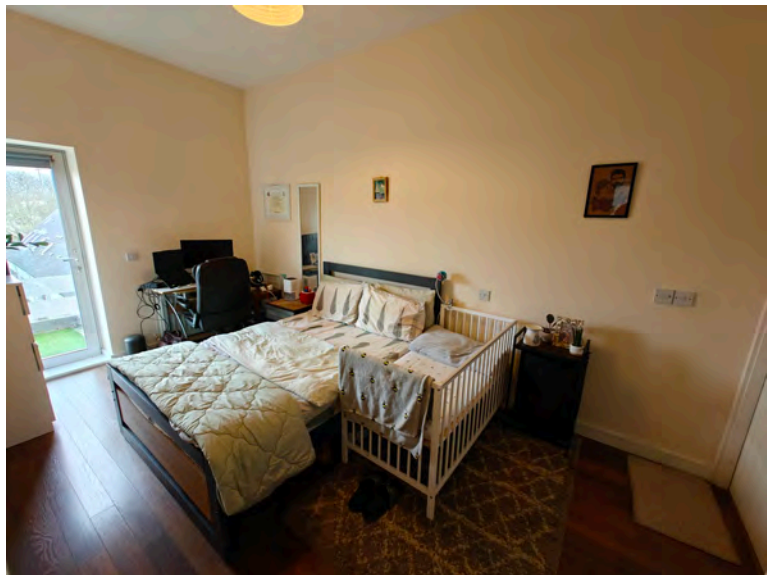
Master Bedroom: **4.7m x 2.6m**

Ensuite: **1.8m x 1.7m**

Bedroom 2: **4.4m x 2.6m**

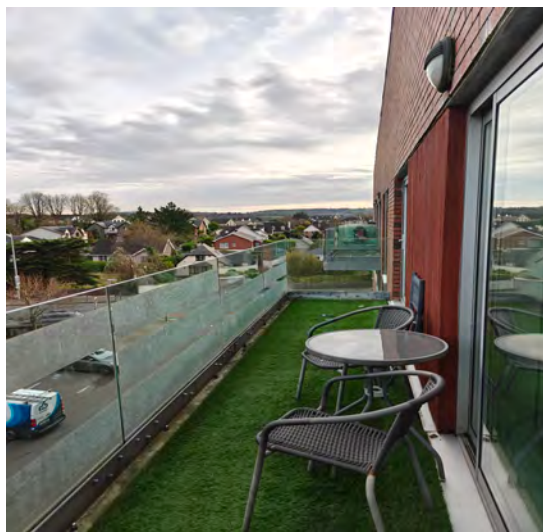
Bathroom: **2.6m x 2.3m**

**Outside balcony**



## ASKING PRICE:

**€295,000**



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

DISCLAIMER: Dan Howard & Co. Ltd., for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Dan Howard & Co. Ltd., has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Dan Howard & Co. Ltd. (v) Dan Howard & Co. Ltd. disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.



**Howard**

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654  
[www.danhoward.ie](http://www.danhoward.ie)

PSR No. 003581