



# Downey McCarthy

*...the people you can trust*

## 206 Bruach na Laoi, Union Quay, Cork City



ERA Downey McCarthy is delighted to offer to the market this well-maintained centrally located two bedroom apartment, a stones throw from all amenities including shops, bars, restaurants, transport links and more. This property is ideally suited to first time buyers or investors looking for a secure and lucrative opportunity.



**AMV: €250,000**

**BER C3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Not rent capped
- Approx. 65 Sq. M. / 700 Sq. Ft.
- Built in 1997
- BER C3
- Electric heating
- Double glazed PVC windows
- Two spacious double bedrooms
- Fantastic central location
- Close to all amenities including shops, bars, restaurants, transport links
- Walking distance from UCC, College of Commerce, South Infirmary Victoria Hospital, English Market and St Patrick's Street
- Secure gate access
- Management fees €1,450
- Block managed by ERA Downey McCarthy
- Ideal first time buy/investment opportunity

## | RECEPTION HALLWAY

A timber frame door allows access to the welcoming reception hallway which has laminate flooring, neutral décor, two light pieces and solid doors leading to all rooms.



## | OPEN PLAN KITCHEN/DINING/LIVING AREA

5.95m x 3.75m (19'5" x 12'3")

The bright and spacious living/dining area has laminate flooring, one electric heater, three light pieces, thirteen power points and sliding doors allowing access to a Juliet style balcony to the side of the property.





The kitchen features modern tile flooring and tile splashback, fitted units with extensive worktop counter, washer/dryer, dishwasher, integrated electric hob, oven, microwave, fridge freezer and a beautiful island unit.



## | BEDROOM 1

3.14m x 3.3m (10'3" x 10'8")

A spacious double bedroom has laminate flooring, electric heater, one window to the side of the property with roller blind, neutral décor, two power points, one centre light piece, impressive built-in Sliderobe units.



## | BEDROOM 2

3.13m x 2.5m (10'2" x 8'2")

This large double bedroom has laminate flooring, electric heater, one window to the side of the property, neutral décor, two power points and one centre light piece.



## | BATHROOM

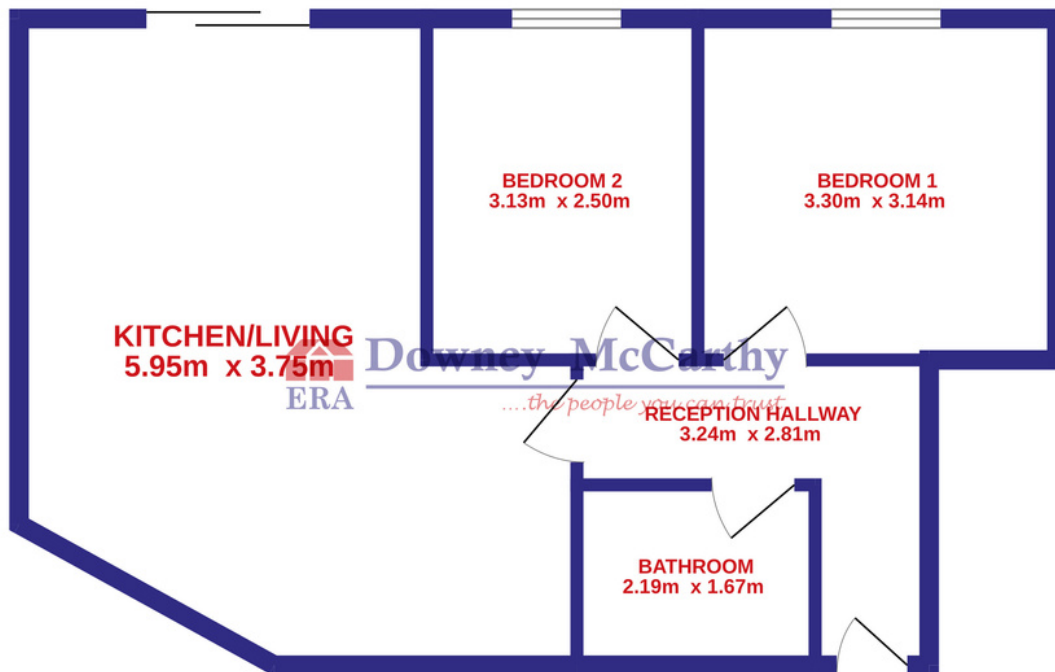
1.67m x 2.19m (5'4" x 7'1")

The superbly appointed bathroom features a three piece suite including corner shower cubicle with electric shower, modern floor and wall tiling, extractor fan and one centre light piece.



## | FLOOR PLAN

### APARTMENT

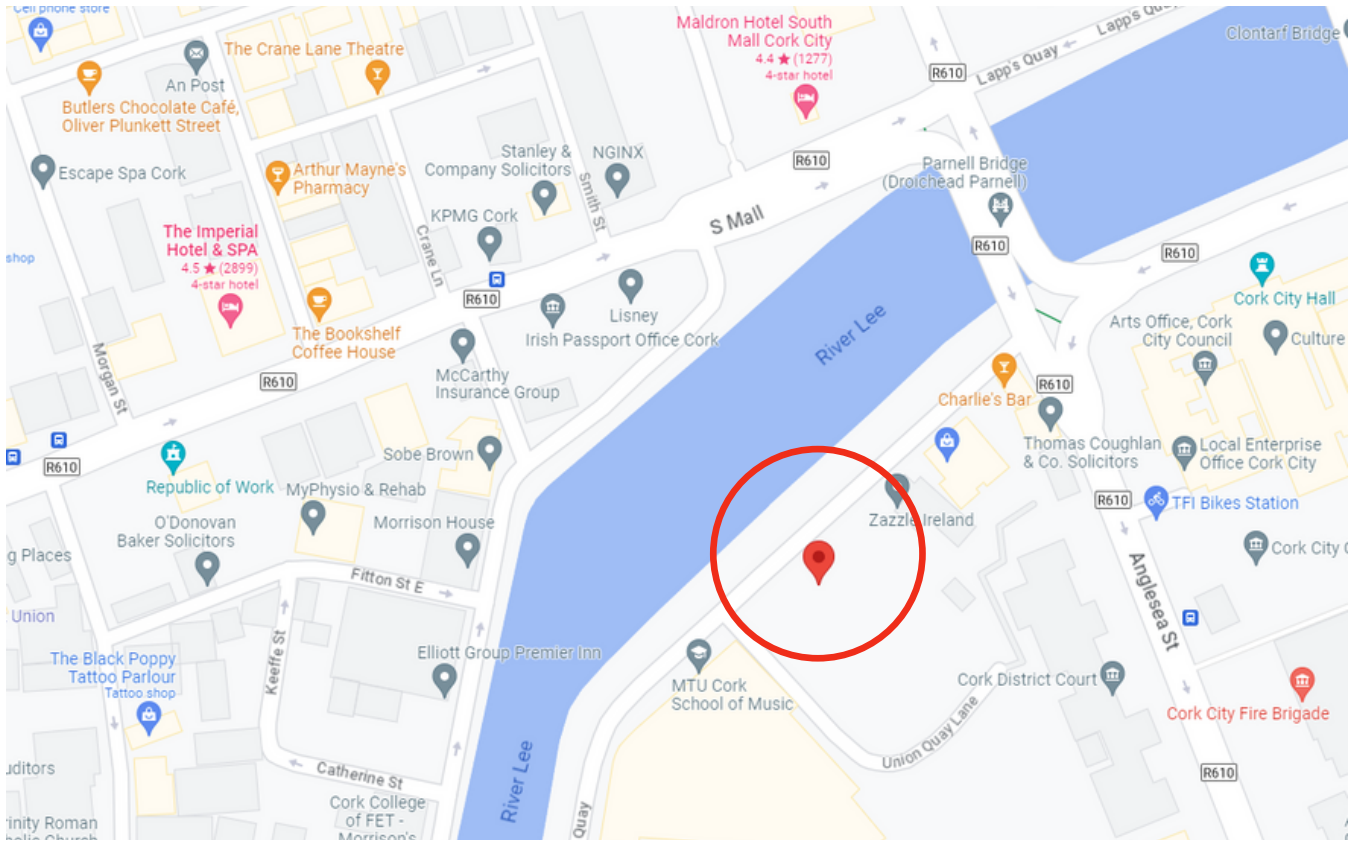


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 K768 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



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