



Downey McCarthy

...the people you can trust

174 The Galley, Harty's Quay, Rochestown, Cork



ERA Downey McCarthy are delighted to present to the market this magnificent, two bedroom single storey townhouse situated within the much acclaimed development of Harty's Quay, Rochestown. This gated development occupies a truly unique location on a historic quay extending out from the southern shore of Lough Mahon in Cork Harbour. Viewing highly recommended.



AMV: €365,000

BER C3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 68.4 Sq. M / 736 Sq. Ft.
- Built in 2007
- BER C3
- Gas fired central heating
- Two bedrooms
- Bright and spacious living accommodation
- South-facing
- Private front garden
- Superb location on the water front with views of the inner harbour and Lough Mahon Estuary
- One allocated parking space
- Gated complex
- 15 minutes from Cork city centre and 5 minutes from Douglas Village
- Fantastic first time buyer/investment opportunity
- Management fees €2,500 p.a reduced to €2,250 if Early Payment Discount is implemented

| RECEPTION HALLWAY

2.13m x 1.47m (6'9" x 4'8")

This welcoming reception hallway has two recessed ceiling lights, one radiator and tiled flooring.

| BEDROOM 1

4.92m x 2.8m (16'1" x 9'1")

This spacious double bedroom has one centre light piece, one window overlooking the front of the property, one radiator, floor to ceiling wall of wardrobes, carpet flooring, ample power points and a television point. A second door from this room also allows access to the main bathroom.



| BEDROOM 2

3.51m x 2.69m (11'5" x 8'8")

This double bedroom has one window to the front of the property, one centre light piece, one radiator, a built-in double wardrobe, carpet flooring, one television point and ample power points.



| BATHROOM

2.63m x 2.86m (8'6" x 9'3")

The main bathroom includes a shower located over the bath, one Velux window, fully tiled walls and floor, a glazed shower screen, one centre light piece, one extractor fan, one wall-mounted mirror and the hot press area is housed within this room.



| OPEN PLAN KITCHEN/DINING/LIVING AREA

LIVING AREA

3.63m x 3.27m (11'9" x 10'7")

The bright and spacious open plan living area is double height and dual aspect with one window to the front of the property and one window to the side allowing natural light to flood the room. There is also a patio door with direct access to a garden which is well maintained.



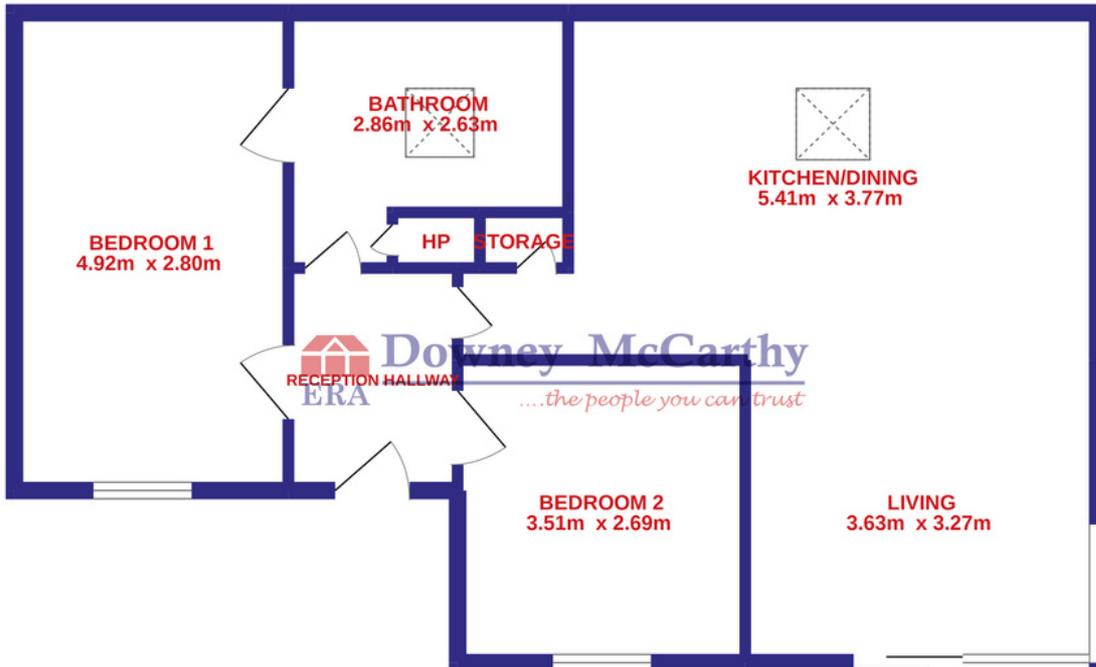
KITCHEN/DINING

3.77m x 5.41m (12'3" x 17'7")

The kitchen/dining area has one Velux window, high gloss finished fitted kitchen with units at eye and floor level, integrated gas hob and electric oven, integrated fridge freezer, integrated dishwasher, a stainless steel sink, extractor fan, gas burner, one radiator, tiled flooring, ample power points and seven recessed ceiling lights. The kitchen area also includes a storage closet which is plumbed for a washing machine.



| FLOOR PLAN



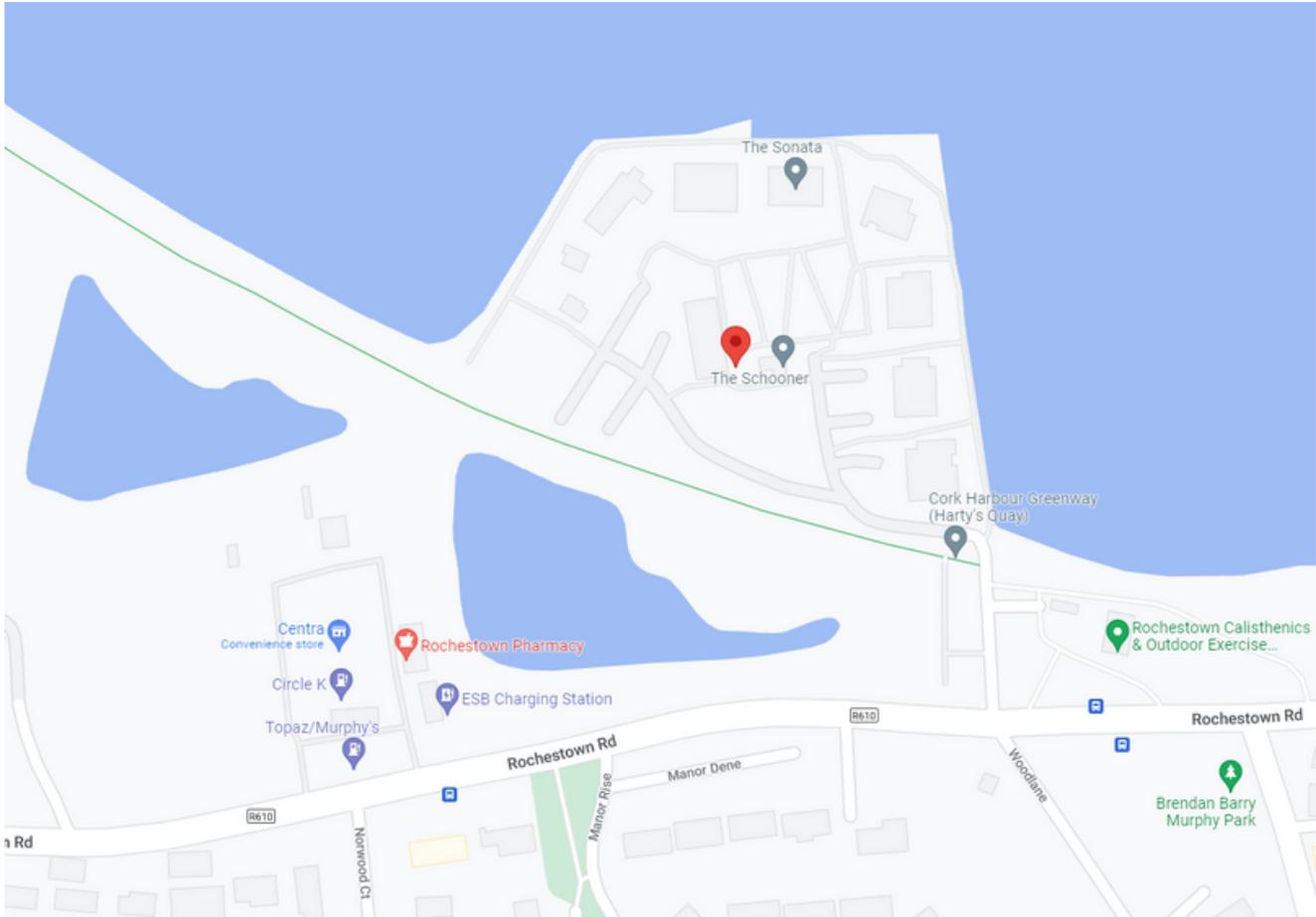
TOTAL FLOOR AREA : 68.4 sq.m. approx.

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 C9CF for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
ERA *...the people you can trust*

Solicitor Details:

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