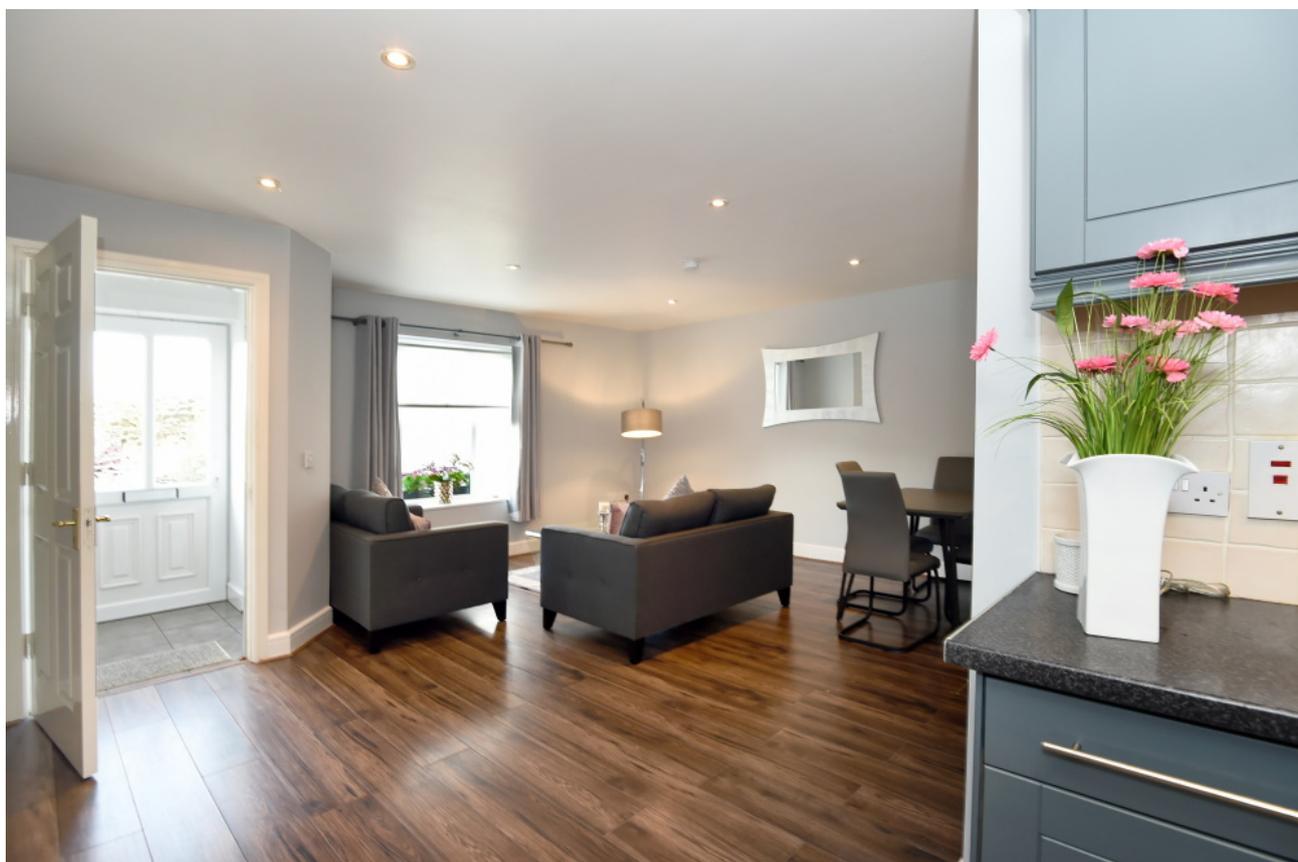




Downey McCarthy

...the people you can trust

29 An Srutháin, Cúl Árd, Carrigtwohill, Cork



ERA Downey McCarthy are delighted to present to the market this stunning two bedroom, ground floor apartment in mint condition. Ideally located, the property is within walking distance of Carrigtwohill village and all its amenities including bars, restaurants, schools, shops and pharmacy. The property is adjacent to the N25 offering easy access to Cork city by car and is a 5 minute walk to the train station in Carrigtwohill which offers services to Cork, Cobh and Midleton. Viewing highly recommended to appreciate what this fine property has to offer.



AMV: €180,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- 58.36 Sq. M. / 628 Sq. Ft.
- Built in 2005
- BER B3
- Gas fired central heating
- PVC double glazed windows
- Two spacious bedrooms
- Bright and airy interior
- Walking distance to Carrigtwohill village and its amenities including bars, restaurants, schools, shops and pharmacy
- Adjacent to the N25 offering easy access to Cork city
- 5 minute walk to train station which offers services to Cork, Cobh and Midleton
- Management Fee : €450 per annum (10% discount early payment)

| RECEPTION HALLWAY

1.46m x 1.48m (4'7" x 4'8")

A PVC door with glass panelling allows access to a bright reception hallway. This hallway has one centre light piece, the electricity meter box and tiled flooring.

| OPEN PLAN

KITCHEN/DINING/LIVING AREA

5.59m x 5.32m (18'3" x 17'4")

This bright and spacious open plan area has one window to the front of the property, timber flooring in the dining/living space, spot lighting throughout, one radiator and ample power points.



The kitchen is situated in a convenient alcove and has tiled flooring, modern fitted units and worktop counter with tiled splashback, and an oven.

| BEDROOM 1

3.98m x 2.95m (13'0" x 9'6")

This is a bright and spacious bedroom with double doors leading to the rear of the property which allow extensive natural light to flood the room. The room also has built-in storage units, one radiator, one centre light piece and ample power points.



| BEDROOM 2

3.44m x 2.21m (11'2" x 7'2")

This double bedroom has one window to the rear of the property, one centre light piece and two power points.



| BATHROOM

2.69m x 1.35m (8'8" x 4'4")

The main family bathroom has a three piece suite with an electric shower, floor and wall tiling, one radiator, one centre light piece and an extractor fan.

| STORAGE/CLOAKROOM

0.7m x 0.79m (2'2" x 2'5")

Conveniently located off the hallway is a storage space/cloakroom which has shelving.

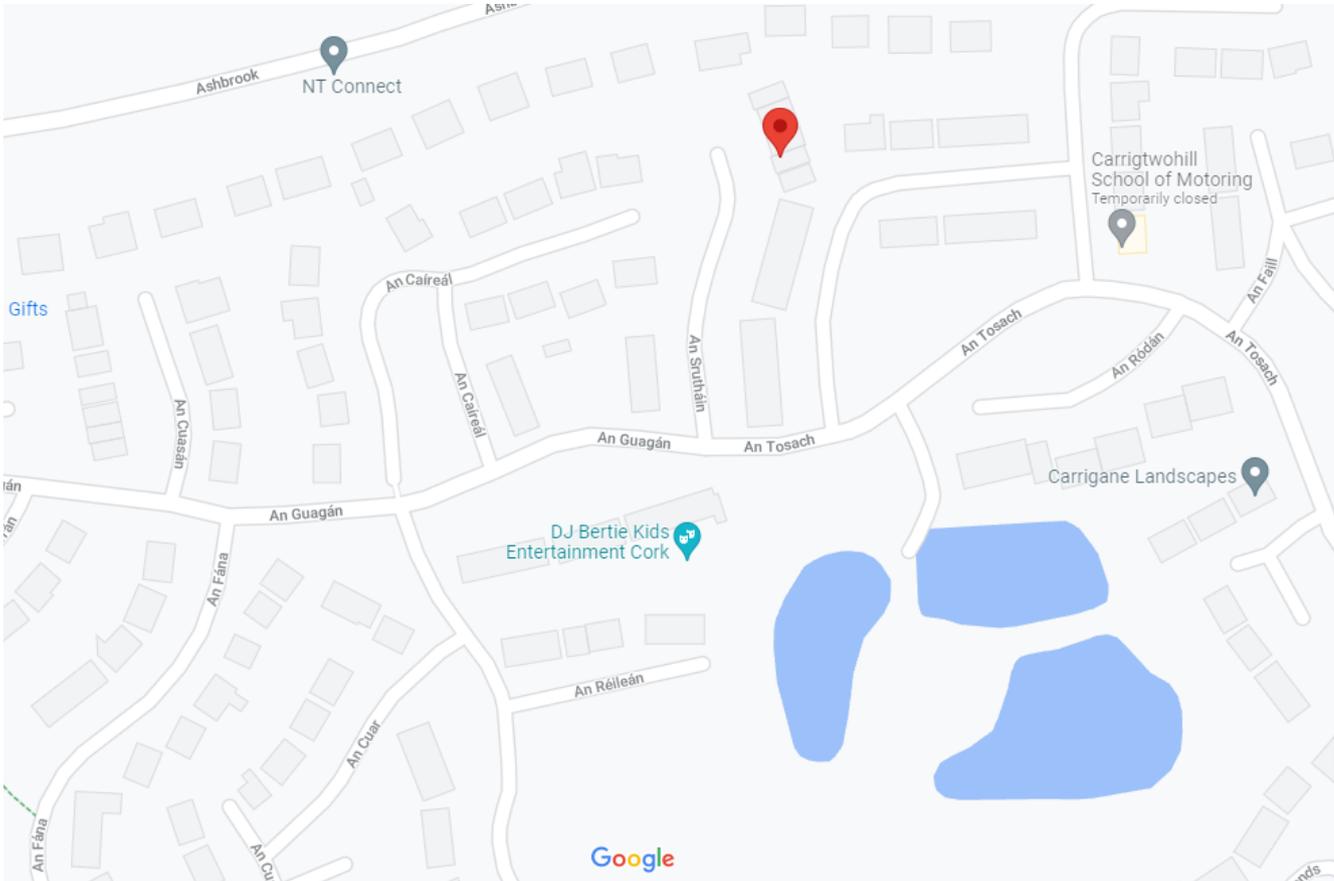
| PANTRY

1.3m x 0.84m (4'2" x 2'7")

Located off the hallway, the pantry area has shelving and space for electric appliances.

| DIRECTIONS

Please see Eircode T45 WK50 for directions.



| ALL ENQUIRIES TO:

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Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.