

107, Bruach Na Laoi, Union Quay, Cork. 



An apartment with a car space in the heart of Cork City ! ERA Downey McCarthy are delighted to present this first floor two bedroom apartment ideally located in the city centre, just stones throw away from The South Mall and Patrick Street. Accommodation consists of the reception hallway, living/dining area, kitchen, two bedrooms and a bathroom.



AMV €165,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.9m x 1.1m
- Living/Dining Area 4.4m x 6.2m

The hallway has carpet flooring, two light pieces, electric storage heater, an intercom system for the gate, a thermostat control for the heating and a window that allows natural light into the area. The hot press is here also, and it is shelved for storage.

The living area has carpet flooring, storage heater, two double plug power points and has plenty of space for a suite of furniture as well as a dining table. Other features include built-in shelving for storage, two centre light piece, a glass sliding door allowing in extensive daylight and an electric fire insert.



- Kitchen 3.3m x 1.7m

The kitchen has built-in units at eye and floor level with an extensive worktop counter and tile splash back. The area has vinyl flooring, extractor fan, oven, one power point, stainless steel sink and one centre light piece.



- Bedroom 1

2.2m x 4.6m

Double bedroom with one window overlooking the rear of the property. The room has a built-in wardrobe, three power points, shelving, carpet flooring, one centre light piece and an electric heater.



- Bedroom 2

2.3m x 3.5m

This bedroom has one window overlooking the side of the property, one electric radiator, two power points, shelving and carpet flooring.



- Bathroom

1.7m x 1.9m

Fitted bath with a Mira Zest shower fitted overhead. Features include tile flooring, one W.C, one wash hand basin with tile splash back, wall mounted light piece, one centre light piece and a frosted window.

Features

- One Allocated Private Parking Space
- Management Fee €1,200 as of 2019
- City centre location
- Electric heating
- Excellent rental potential
- Ideal investment opportunity
- Property requires refurbishment
- Decor is very dated

Directions

Please see eircode T12 K227 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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