



# Downey McCarthy

*...the people you can trust*

## 41 Elderwood Avenue, Boreenmanna Road, Ballinlough, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this most attractive and spacious, two bedroom ground floor apartment located in the popular residential estate of Elderwood Avenue on the Boreenmanna Road. This location is ultra convenient with easy access to Ballintemple, Blackrock and Ballinlough. It is adjacent to the main bus routes that serve Mahon Point Shopping Centre and Retail Park and Cork city centre is only a short commute. All local amenities are virtually on your doorstep here with Primary and Secondary schools in the immediate vicinity as well as shops, deli's, public houses, convenience stores and major sporting facilities such as Pairc Ui Rinn, Pairc Ui Chaoimh and Cork Con.



**AMV: €215,000**

**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

- Approx. 69.25 Sq. M / 745 Sq. Ft
- Built in 2007
- BER C3
- Double glazed windows
- Two double bedrooms
- Two bathrooms
- Modern fitted kitchen
- Allocated parking space
- Fully enclosed garden area to the rear of the property - west facing
- Much sought after residential address
- 15 minutes walk from Cork city centre
- 5 minutes to Ballintemple and Ballinlough
- Located on the main bus route to Mahon Point and Cork city
- Potential Rental Income: €1,500 to 1,600 per month
- Management Fees: €1,380 p.a approx.

## | RECEPTION HALLWAY

9.56m x 1.05m (31'3" x 3'4")

A solid door allows access to the main, spacious reception hallway which has two light pieces, one radiator, laminate timber flooring and one window to the front of the property. Solid doors lead into all rooms.

## | BEDROOM 1

3.06m x 3.69m (10'0" x 12'1")

This spacious double bedroom has one large window to the front of the property with blinds, one radiator, laminate timber flooring, one centre light piece, neutral décor and a built-in wardrobe unit. A door allows access to the ensuite.





## | ENSUITE

1.82m x 1.52m (5'9" x 4'9")

The en suite features a three piece suite including a built-in shower cubicle with a power shower off the mains, tiled flooring, wall tiling, one radiator, one centre light piece, one extractor fan and one wall-mounted light piece.



## | BEDROOM 2

3.88m x 2.33m (12'7" x 7'6")

This large single bedroom has one centre light piece, laminate timber flooring, one radiator, a built-in wardrobe unit and a glass door allowing access to the rear garden.



## | BATHROOM

1.82m x 2.1m (5'9" x 6'8")

The main bathroom features a four piece suite including a shower fitted over the bath, tiled flooring, neutral décor, one radiator, one towel rail, one centre light piece, one wall-mounted light piece, one extractor fan and wall tiling.



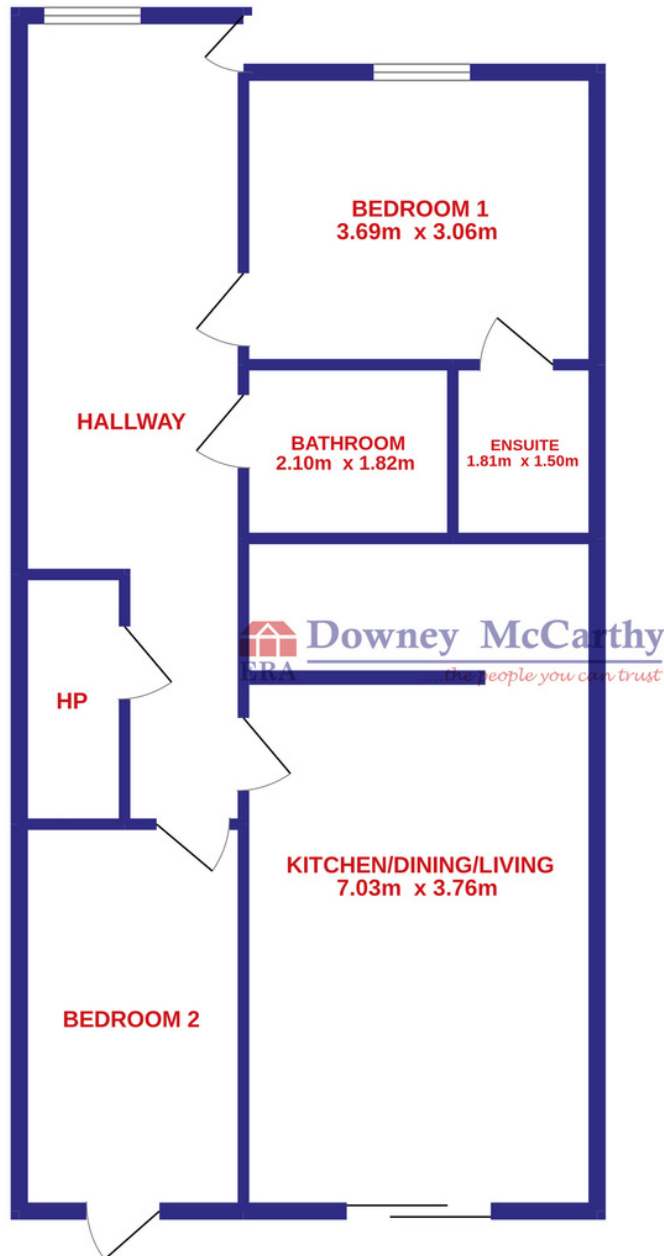
## | KITCHEN/LIVING/DINING

7.03m x 3.76m (23'0" x 12'3")

This spacious, open plan room has sliding glass doors which floods the room with extensive natural light and allows access to the patio area. The living/dining area has ample power points, one radiator, two light pieces and laminate timber flooring. The kitchen area has tiled flooring, one centre light piece, solid fitted units at eye and floor level with extensive worktop counter and tiled splashback, a fitted oven, hob, and extractor fan, plumbing for a washing machine and a stainless steel sink.



## | FLOOR PLAN



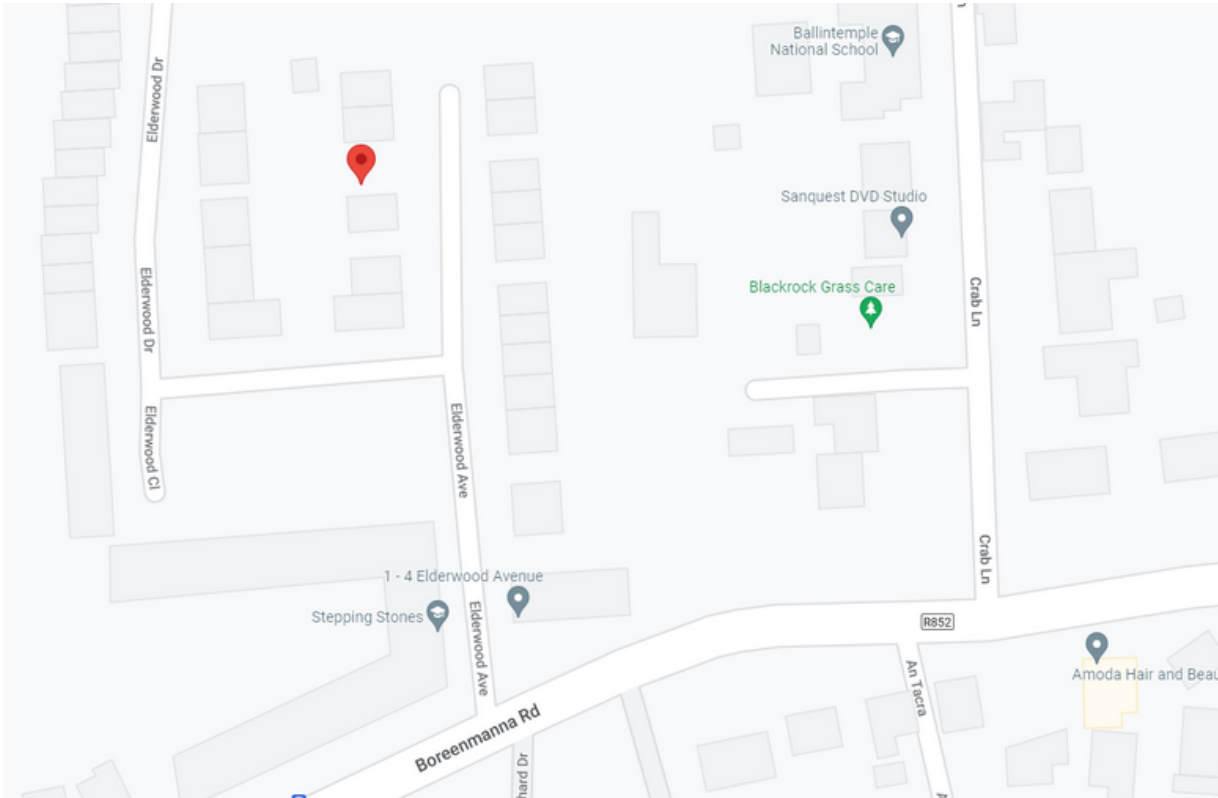
TOTAL FLOOR AREA : 69.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2022

**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.

## | DIRECTIONS

Please see Eircode T12 NH68 for directions.



## | ALL ENQUIRIES TO:

**Michael Downey** B.Comm, MIPAV, QFA  
087 7777117  
michael@eracork.ie



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



**Caroline Downey** BA, MSc, MIPAV MMCEPI  
083 0255433  
caroline@eracork.ie



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



**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.