



# Downey McCarthy

...the people you can trust

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



ERA Downey McCarthy is delighted to launch to the market this spacious, two bedroom ground floor apartment located in the popular residential estate of Elderwood Avenue on the Boreenmanna Road which benefits from its great location close to Cork city centre and local amenities. Viewing highly recommended to appreciate what this property has to offer.



**AMV: €225,000**

**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

- Approx. 69.25 Sq. M. / 745 Sq. Ft.
- Built in 2005
- BER C3
- Gas fired central heating
- Double glazed windows
- Two double bedrooms
- Modern fitted kitchen
- Fully enclosed garden area to the rear of the property
- Allocated parking space available
- Much sought after residential address
- 10 minutes' to Cork city centre
- Located on the main bus route to Mahon Point and Cork city
- Rental income: €1,349 p.m as of June 2021
- Management Fees: €361.96 p.a

## | RECEPTION HALLWAY

9.65m x 1.25m (31'6" x 4'1")

A solid teak door allows access to the main, spacious reception hallway which has one centre light piece, one radiator, timber flooring and one window to the front of the property. Located off the hallway is a hot press area which is shelved for additional storage.

## | BEDROOM 1

2.84m x 3.73m (9'3" x 12'2")

This spacious double bedroom has one window to the front of the property with blinds, built-in storage units, one radiator, timber flooring, one centre light piece and ample power points. A door allows access to the en suite.



## | EN SUITE

1.81m x 1.51m (5'9" x 4'9")

The en suite features a three piece suite, tiled flooring, one radiator, one centre light piece and one wall-mounted light piece.



## | BEDROOM 2

3.86m x 2.35m (12'6" x 7'7")

This double bedroom has one centre light piece, timber flooring, one radiator and a door allowing access to the rear garden.



## | BATHROOM

1.81m x 2.08m (5'9" x 4'9")

The main bathroom features a four piece suite including a shower fitted over the bath, tiled flooring, one radiator, one centre light fitting, one wall-mounted light fitting and wall tiling.





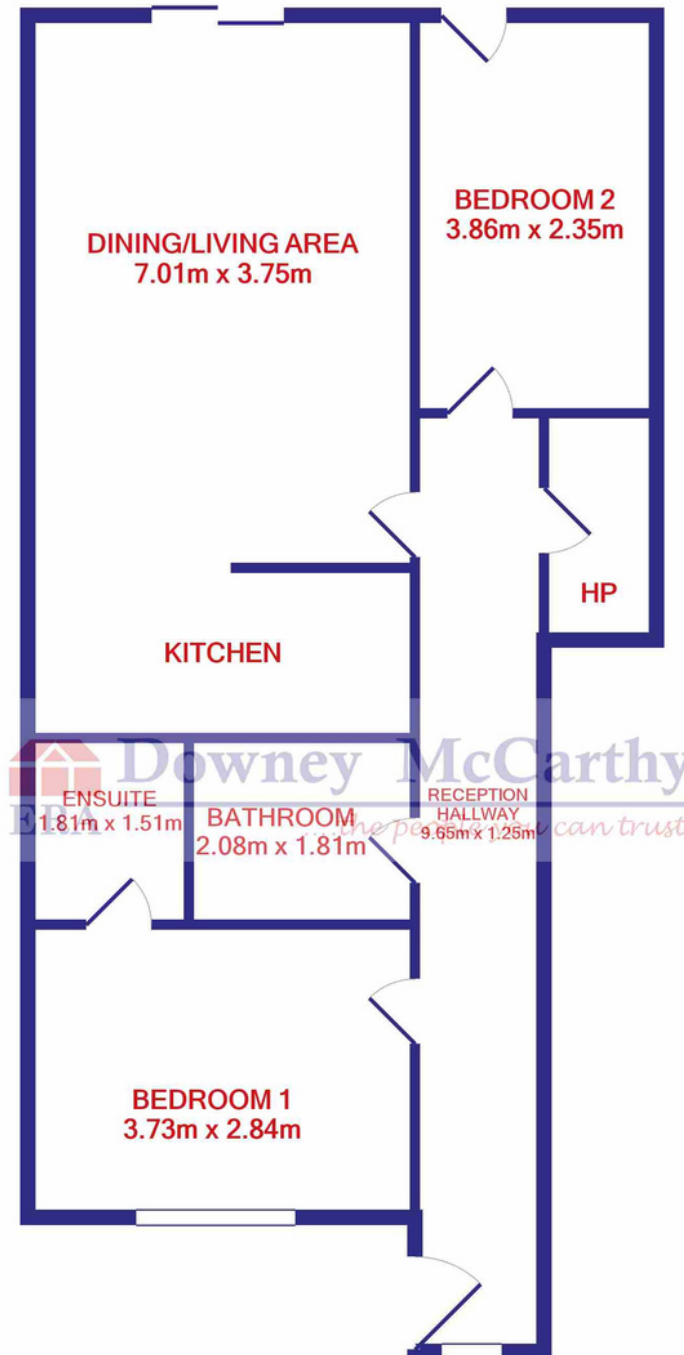
## | KITCHEN/LIVING/DINING

7.01m x 3.75m (22'9" 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, two light pieces and 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, an integrated oven, hob, plumbing for a washing machine, integrated fridge freezer and integrated dishwasher.



## | FLOOR PLAN



TOTAL APPROX. FLOOR AREA 83.2 SQ.M. (896 SQ.FT.)

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

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## | DIRECTIONS

Please see Eircode T12 VP96 for directions.



## | ALL ENQUIRIES TO:

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...the people you can trust



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### Solicitor Details:

**Don Ryan, Don Ryan & Co. Solicitors, Carrig House, Spy Hill, Cobh, Cork**

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