

## 77 The Sonata, Harty's Quay, Rochestown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented first floor, two bedroom apartment in the prestigious residential development of Harty's Quay, Rochestown. Harty's Quay is a privately gated complex which enjoys a convenient location within easy reach of Douglas with all amenities close by such as schools, shops and bustling restaurants and pubs as well as being within easy access to the city centre via the South Link Road network. The popular Blackrock/Passage West Greenway is also situated along this route offering a safe and tranquil route towards Cork city centre and as far as Monkstown.



**AMV: €325,000**

**BER B3**

**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. 87 Sq. M / 936 Sq. Ft.
- Built in 2005
- BER B3 qualifying the property for a Green Mortgage
- Double glazed windows
- Gas fired central heating
- Two double bedrooms
- Modern fitted kitchen
- Two balcony areas – one with views across the estuary, one with a Southerly aspect and views over the green area
- Superb location in a gated complex on the water front with views of the inner harbour and Lough Mahon Estuary
- Allocated parking space (no. 100)
- 15 minutes drive from Cork city centre and 5 minutes from Douglas Village
- On the Passage West Greenway route
- Fantastic first time buy/investment/downsize property
- CCTV and caretaker on site
- Management fees €2,600 p.a reduced to €2,350 if Early Payment Discount is implemented

## | RECEPTION HALLWAY

A beautifully presented reception hallway features attractive décor with high quality laminate timber flooring. The area has recessed spot lighting, two power points and a walk-in storage area.

## | OPEN PLAN

### KITCHEN/DINING/LIVING

8.05m x 7.7m (26'4" x 25'2")

This magnificent triple aspect room is flooded with natural light. The room is beautifully presented and features high quality laminate timber flooring throughout the living area. Double doors with glass panelling allow access from the living area to an enclosed rear balcony with overlooks the estuary towards Jacobs Island.



The living area has recessed spot lighting, two large radiators, fourteen power points, multiple telephone points, one television point and a thermostat control for the heating. The area offers extensive dining space with one window to the side of the property, four radiators and one centre light piece.



The kitchen features modern fitted units in an L-shape finished in an ivory colour scheme and extensive worktop counter and tile splashback. The area has tile flooring, ten power points and recessed spot lighting. Included within kitchen is an integrated oven/hob/extractor fan, fridge/freezer, plumbing for a washing machine and a stainless steel sink.



## **| BEDROOM 1**

4.7m x 3.6m (15'4" x 11'8")

A superb dual aspect main bedroom has a window to the front and side of the property and aluminium door with glass panelling allows access to a South/South West facing front balcony. The room has laminate timber flooring, attractive décor, built-in storage units, one radiator, one centre light piece, six power points, a television and a telephone point. A door from the room allows access to the ensuite bathroom.





## | BALCONY

The enclosed front balcony which overlooks the picture perfect communal lawn area within the complex has a tile floor finish and stainless steel hand rails with glass panelling.



## | ENSUITE

1.6m x 2.6m (5'2" x 8'5")

The ensuite bathroom features a three piece suite including a double corner shower area with a mains operated shower. The room has modern tiling throughout, one centre light piece, one extractor fan and a heated towel rail.



## | BEDROOM 2

3.6m x 2.8m (11'8" x 9'1")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has laminate timber flooring, attractive décor, built-in storage units from floor to ceiling, one radiator, one centre light piece and six power points.



## | BATHROOM

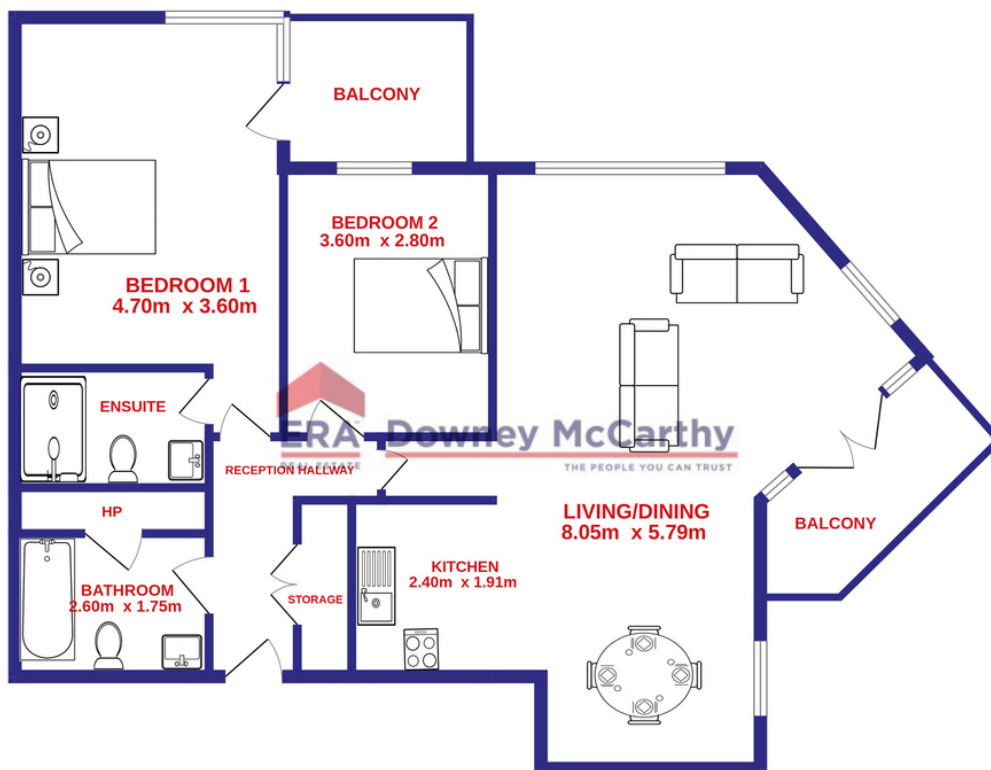
1.75m x 2.6m (5'7" x 8'5")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has impressive floor and wall tiling, one centre light piece, one extractor fan and a heated towel rail. A walk-in hot press is located off the main bathroom which is floored and shelved for storage and has one centre light piece.



## | FLOOR PLAN

### APARTMENT



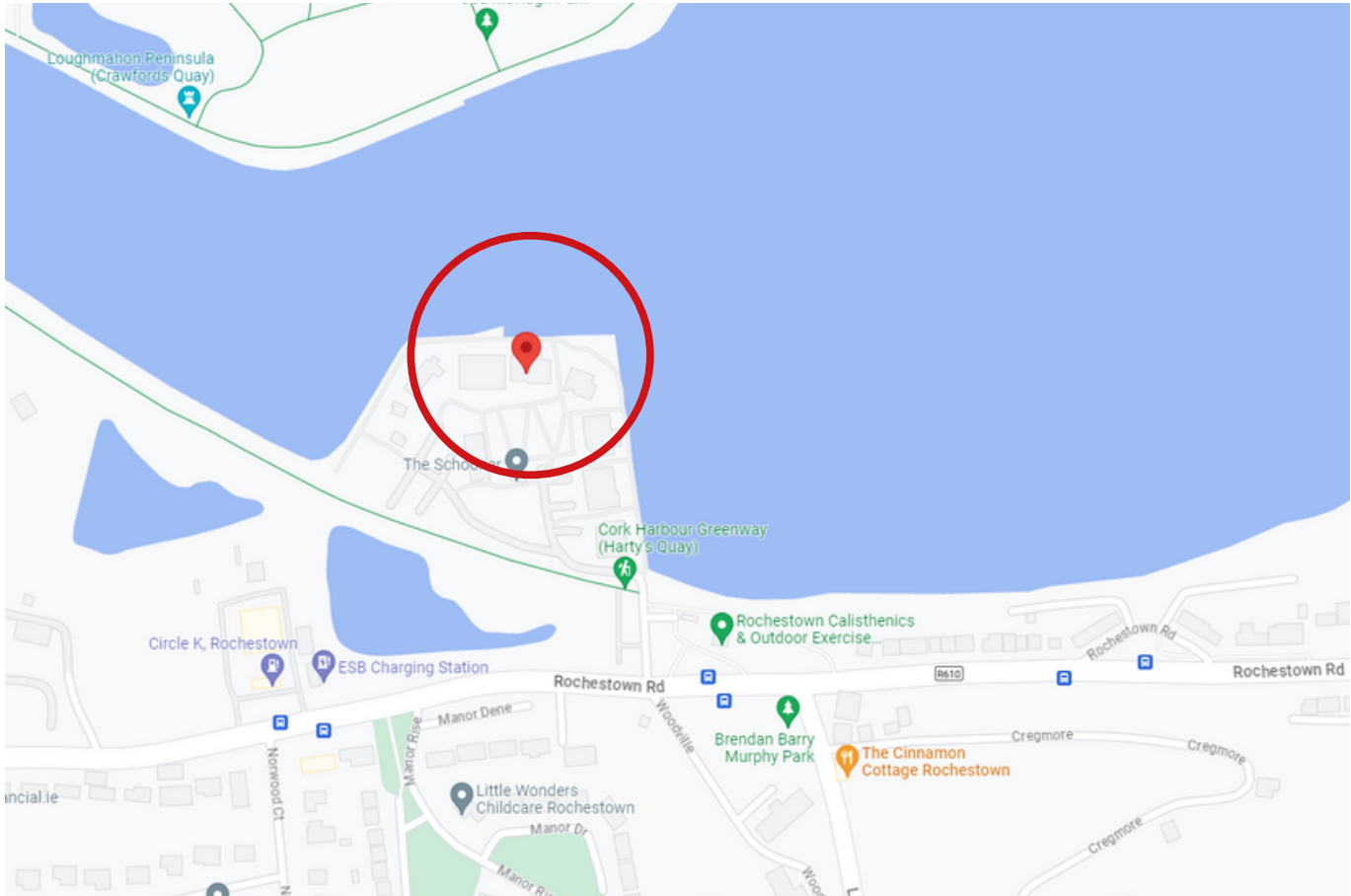
TOTAL FLOOR AREA: 87.0 sq.m. approx.

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 H963 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Claire Coleman, Noonan Linehan Carroll Coffey Solicitors, 54 North Main Street, Cork

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