

For Sale

Asking Price: €385,000

Sherry
FitzGerald



Apt 34, McGovern
Corner, Cork
Street, Dublin 8,
D08 RK68

BER B3

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Apt. 34 McGovern Corner to the market. Situated in this attractive and secure development on Cork Street. Apt. 34 is a bright and spacious apartment with dual aspect and comes to market in Turn-Key Condition.

On entering the property, we come to a bright and spacious entrance hall which opens to both double bedrooms, family bathroom and the dual aspect living/dining room. The main living room is of good size, with windows to the front and rear aspect, laminate flooring, wall mounted electric radiator, door to the enclosed balcony and opening to the kitchen area.

The Kitchen is fitted with matching base/wall units, ample worktop space, tiled splash back, built in electric oven, electric hob with extractor above, built in fridge/freezer and tiled floor coverings which has been updated and cared for over the years.

Bedroom 1 is a sizeable double bedroom with window to front aspect, built in wardrobes, wall mounted electric radiator, laminate flooring and opening to the en-suite.

En-suite is fitted with wall hung loo, vanity unit with inset sink, corner shower unit with glass shower screen and tiled floor to ceiling.

Bedroom 2 is again a sizeable double bedroom with window to front aspect, built in wardrobes and laminate floor coverings.

The family bathroom has been updated in recent years and is fitted with a deep fill bath with shower above, walnut vanity unit with inset sink, WC and tiled floor coverings.

Outside: There is a sizeable south facing balcony which is accessed via the living/dining room and finished with timber decking. Parking is provided via the underground parking space and is allocated.



Accommodation

Entrance Hall 1.05m x 7.07m (3'5" x 23'2"): Opening from the front door we lead to a bright and spacious entrance hall with a sizeable window to size aspect, laminate flooring, built in storage and leading to both bedrooms and the living room.

Kitchen/Diner/Living 3.70m x 6.88m (12'2" x 22'7"): Fitted with matching base/wall units, ample worktop space, tiled splash back, built in electric oven, electric hob with extractor above, built in fridge/freezer and tiled floor coverings. The main living/dining room, benefits from being dual aspect with large windows to the front/rear of the building allowing lots of natural light into the apartment. There is also access to the enclosed balcony which faces to the south and laminate floor coverings.

Bedroom 1 2.74m x 3.86m (9' x 12'8"): Sizeable double bedroom with window to front aspect, built in wardrobes, laminate flooring, wall mounted electric radiator and opening to the en-suite bathroom.

En suite 1.48m x 1.75m (4'10" x 5'9"): Tiled floor to ceiling with a corner shower unit,, mains fed shower, wall hung loo, vanity unit with inset sink and mixer-tap.

Bedroom 2 2.74m x 3.75m (9' x 12'4"): Sizeable double bedroom with window to front aspect, built in wardrobes, wall mounted electric radiator and laminate floor coverings.

Bathroom 1.90m x 2.33m (6'3" x 7'8"): Fitted with a deep fill bath with shower above, walnut vanity unit with inset sink, WC and tiled floor coverings.

Balcony 5.37m x 0.95m (17'7" x 3'1"): Enclosed south facing balcony with timber decking and metal handrail finished with decorative glass panels.

Parking One allocated parking space is included with the property.





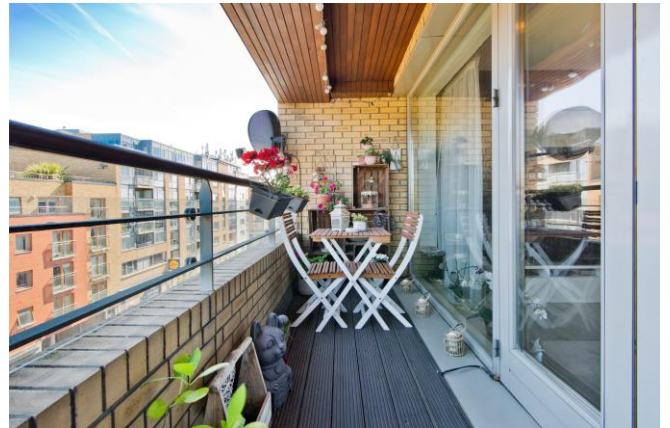
LOCATION

Superbly located, situated on Cork Street within a 15-minute walk to the city centre and St Stephen's Green. The LUAS red line is a short stroll while several prime bus routes pass along Cork Street ensuring quick and easy access throughout Dublin and its environs. The immediate area is home to excellent restaurants and cafes. The New Children's Hospital is under construction close by and a new City Park has just been developed on Cork Street.

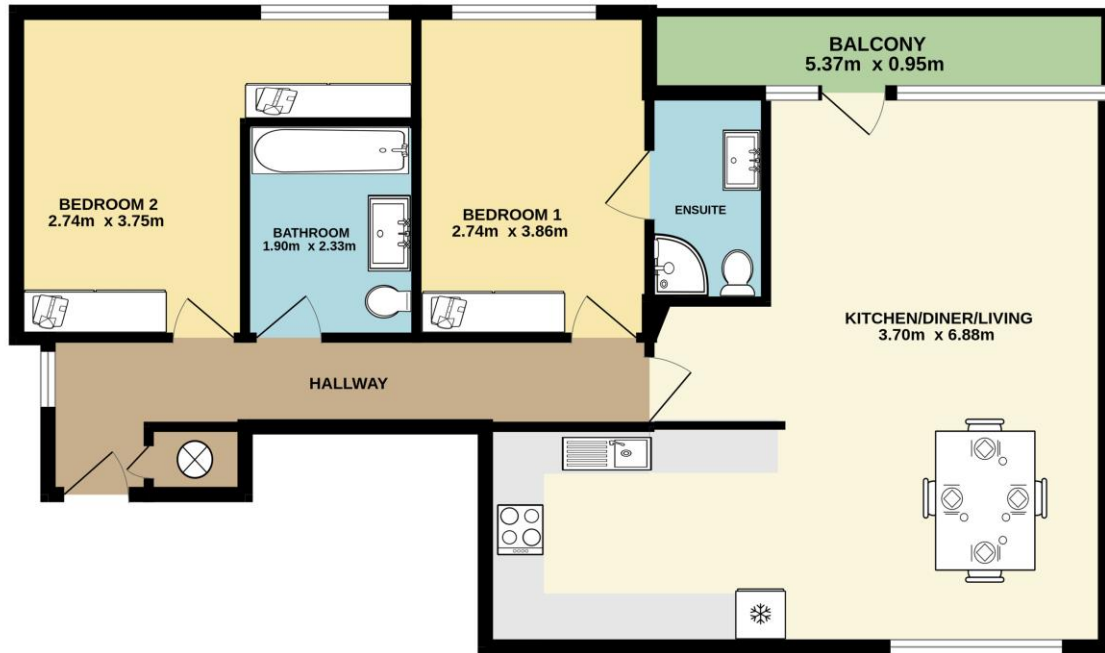
Special Features & Services

- Turn-Key Condition
- Two Double Bedrooms
- En-Suite
- South facing balcony.
- Allocated Parking

BER BER B3, BER No. 106667629



34 MCGOVERN CORNER



Not to scale, identification only
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NEGOTIATOR

Eoin Boylan
Sherry FitzGerald
3 Sundrive Road, Kimmage,
Dublin 12, D12 V9HV
T: 01 4922 444
E: sundrive@sherryfitz.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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