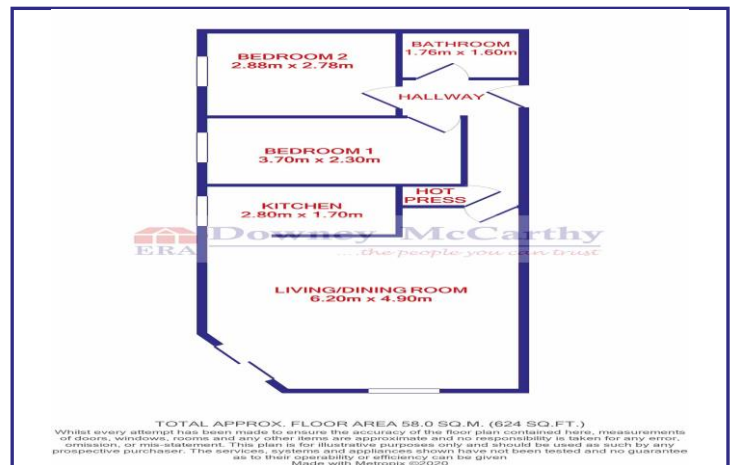


10 Bruach Na Laoi, City Centre, Cork. BER D1



ERA Downey McCarthy are delighted to present this ground 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. This apartment situated in the heart of Cork City will make an excellent investment opportunity!



AMV: €165,000

PSRA Licence No. 002584

Accommodation

- Hallway 4.3m x 1.0m

The reception hallway has carpet flooring, one centre light piece, one radiator, intercom, a telephone point, thermostat control from the heating and access to the hot press is gained from this area.

- Living/Dining Area 6.2m x 4.9m

The living/dining area has one window, carpet flooring, an electric fireplace, one centre light piece, one television point and sliding doors lead out to a patio area.



- Kitchen 1.7m x 2.8m

A fully fitted kitchen with units on eye and floor level. The kitchen area has laminate flooring and fluorescent lighting.



- Bedroom 1 2.3m x 3.7m

This bedroom has carpet flooring, one centre light piece, one radiator and a built-in wardrobe.



- Bedroom 2

2.9m x 2.8m

Bedroom 2 has one centre light piece, one radiator, a built-in wardrobe and carpet flooring.



- Main Bathroom

1.6m x 2.8m

The bathroom has a three piece suite with a Mira shower head fitted over the bath and the bath area has fully tiled walls. Other features include tile flooring, one centre light piece, extractor fan, vanity light and mirror.



Features

- 58 Sq. M / 624 Sq. Ft
- BER D1
- Management Fee €1,200 as of 2019
- City centre location
- Electric heating
- Excellent rental potential
- Ideal investment opportunity

Directions

Please see Eircode T12 KD60 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 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.



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