



Downey McCarthy

...the people you can trust

Apartment 2, Glen Mervyn, Glanmire, Cork



ERA Downey McCarthy are delighted to launch this beautiful two bedroom, own door apartment to the market. Located in the peaceful, sylvan setting of Glen Mervyn, Glanmire, this apartment benefits from its bright and open living accommodation as well as superbly appointed bedrooms. Viewing highly recommended.



AMV: €290,000

BER C1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 93.6 Sq. M / 1,008 Sq. Ft.
- Built in 2008
- BER C1
- Two spacious bedrooms
- Private patio area
- Private secure setting
- Well maintained throughout
- Own door access
- Ample car parking
- A stones' throw away from Glanmire village and all local amenities including schools, shops, bars, restaurants

| OPEN PLAN KITCHEN/LIVING/DINING

This superb and spacious room is triple aspect with windows to the front and both sides, allowing extensive natural light to flood the area. The entire room has six light pieces, laminate and tiled flooring, ample space and power points. The kitchen has modern fitted units at eye and floor level, integrated oven/hob/extractor fan, a stainless steel sink, storage units and double doors allowing access to the patio area.



| BEDROOM 1

This spacious double bedroom has double doors to the side of the property, one centre light piece, laminate timber flooring, ample storage space, power points and a door allowing access to the ensuite.



| ENSUITE

The ensuite features a three piece suite, floor and wall tiling and one wall-mounted light piece.



| BEDROOM 2

This double bedroom has one centre light piece, laminate timber flooring, ample storage space, power points and one door to the side of the property.



| BATHROOM

The superb main family bathroom features a four piece suite including a mains operated fitted shower over the bath, impressive floor and wall tiling and one centre light piece.



| DIRECTIONS

Please see Eircode T45 V677 for directions.



| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS

0876494740

will@eracork.ie



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

Solicitor Details:

Yvonne Buckley, Eoin C. Daly Mallon Solicitors, 13 Sheares Street, Cork

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.