

304 River Towers, Shanakiel, Cork City



ERA Downey McCarthy are very pleased to present this super two bed apartment which is situated on the 3rd floor of the well known River Towers development in a very quiet, peaceful and tranquil setting. The Lee Road is only 5 minutes drive from the city centre and is within walking distance of UCC and the Mardyke Arena. Its also convenient to the CUH, CIT, Ballincollig and the western side of the city.



AMV: €170,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 6.1m x 1.01m

The hallway has been finished with solid timber flooring and has one centre light piece and attractive decor throughout. It provides access to the bedrooms, bathroom, living room/ dining area and the Kitchen. The hot press is also located off the hallway and has ample storage space.

- Kitchen 3.5m x 2.13m

A doorway from the hallway allows access through to the kitchen area which features built in units at both floor and eye level. There is an extensive counter top with colourful tiled splash back, tiled flooring and there is also an oven, hob & extractor fan.



- Living Room 5.38m x 3.61m

This open plan living and dining area has been finished with an impressive timber flooring which continues from the hallway. There is space for two couches, attractive decor and there is also room for a dining table and four chairs.





- Bedroom 1 3.96m x 2.62m

This is a generous sized double room which has been fully carpeted throughout and features built in wardrobes.



- En Suite 1.52m x 1.63m

A doorway from the master bedroom also access through to the en-suite which has been fully tiled from floor to ceiling. There is a two piece suite and a shower cubicle that features an electric shower. The en-suite also has a mirror, bathroom fittings and a Dimplex wall mounted heater.

- Bedroom 2 2.03m x 3.86m

This is a double bedroom and has been finished with carpet flooring throughout. The room has built in wardrobes, curtains over the window and one centre light piece.



- Bathroom 2.31m x 1.7m

The main bathroom has been fully tiled from floor to ceiling and there is a three piece suite with a Triton T90si electric shower. There is also a mirror, bathroom fittings and a Dimplex wall mounted heater.

Features

- 60 Sq.M. / 646 Sq.ft. Approx.
- Complex built in 2002
- Spacious modern apartment
- Well decorated & maintained
- Elevator and stair access
- Intercom security system
- Electric storage heating
- Assigned car parking space to front of the property
- West facing Living room attracts evening sun
- Presently rented at €1,200 per month

Directions

Please see Eircode T23 WV67 for directions.

Outside



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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.



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