ERA REAL ESTATE

Downey McCarthy

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19 Popes Quay Court, Popes Quay, Cork City



ERA Downey McCarthy Auctioneers is delighted to present to the market this superb third floor, three bedroom apartment in the ever-popular Popes Quay area. Positioned in the heart of Cork city centre, the property enjoys unrivalled convenience with a wide range of amenities, transport links, and major employers right on its doorstep. Benefiting from a desirable south facing aspect to the front, the property enjoys an abundance of natural light along with stunning views over the River Lee and the surrounding cityscape.

The accommodation comprises a welcoming reception hallway, a bright open-plan kitchen/dining/living area, three spacious double bedrooms and shower room.

AMV: €250,000

BER B

60 South Mall, Cork.

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PSRA No. 002584

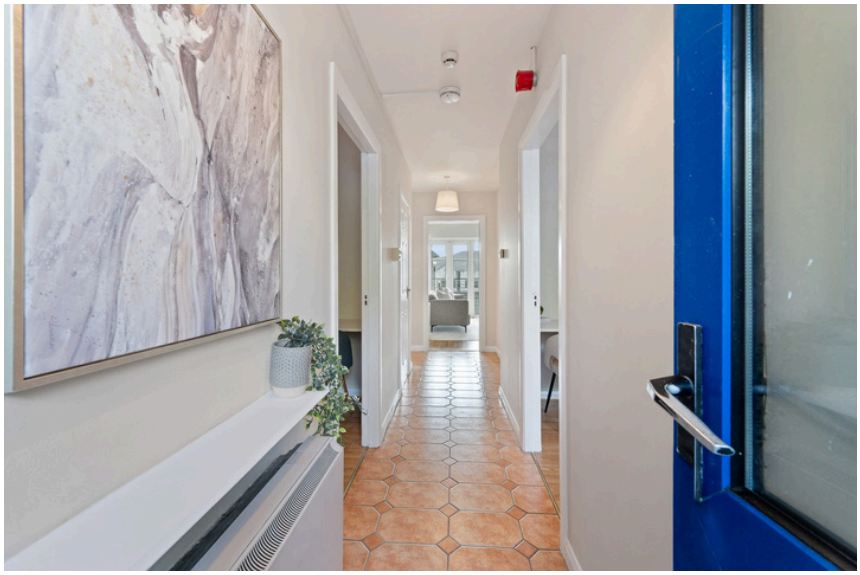
| FEATURES

- South facing balcony with fantastic river & city views
- Approx. 57.65 Sq. M. / 621 Sq. Ft.
- Built in 1995
- BER B
- Double glazed PVC windows
- Electric heating
- Superb open plan kitchen/dining/living area with river views
- Hand painted fitted kitchen
- Three double bedrooms
- Superb city centre location close to all essential and recreational amenities
- Management fees €1,965 per annum (reduced to €1,765 if Early Payment Discount is implemented)

| RECEPTION HALLWAY

5.3m x 2.19m (17'3" x 7'1")

A PVC door with glass centre panelling allows access to the main reception hallway. The bright and spacious reception hallway features attractive neutral décor with tiled flooring. The area has two light pieces, one electric radiator, two power points, and a hot press area which is shelved for storage. A door with glass panelling allows access to a superb open plan kitchen/dining/living area.



| OPEN PLAN KITCHEN/DINING/LIVING

5.59m x 3.53m (18'3" x 11'5")

This bright and spacious room is flooded with natural light thanks to its desirable south facing aspect and is finished in a warm, attractive colour palette throughout.



The kitchen is thoughtfully designed in a practical U-shape, featuring fitted units at both eye and floor level with extensive worktop, tiled splashback and tile flooring. The kitchen is equipped with an integrated extractor fan, space for an oven, washing machine and fridge freezer, and a stainless steel sink. Additional features include one centre light piece and eight power points.



The open plan living/dining area is finished with modern vinyl flooring, creating a comfortable and low maintenance space. It benefits from a centre light piece, four wall-mounted light pieces, an electric heater, and a thermostat control for the heating system. Double doors from the room open onto a private balcony offering stunning views over Cork city and the River Lee.



| BEDROOM 1

3.3m x 2.42m (10'8" x 7'9")

A large double bedroom has one window to the rear of the property and is finished with attractive décor. The room offers laminate flooring, one centre light piece, a wall-mounted light piece, built-in units from floor to ceiling with an integrated workstation, four power points, and one electric radiator.



| BEDROOM 2

3.32m x 2.38m (10'8" x 7'8")

A spacious double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has laminate flooring, one centre light piece, one wall-mounted light piece, built-in units from floor to ceiling with an integrated workstation, four power points, and one electric radiator.



| BEDROOM 3

3.32m x 2.33m (10'8" x 7'6")

A spacious double bedroom has two windows to the front of the property, enjoying superb views over Cork city and the River Lee. The room has carpet flooring, one centre light piece, one wall-mounted light piece, built-in units from floor to ceiling, two power points, one telephone point, and one electric radiator.



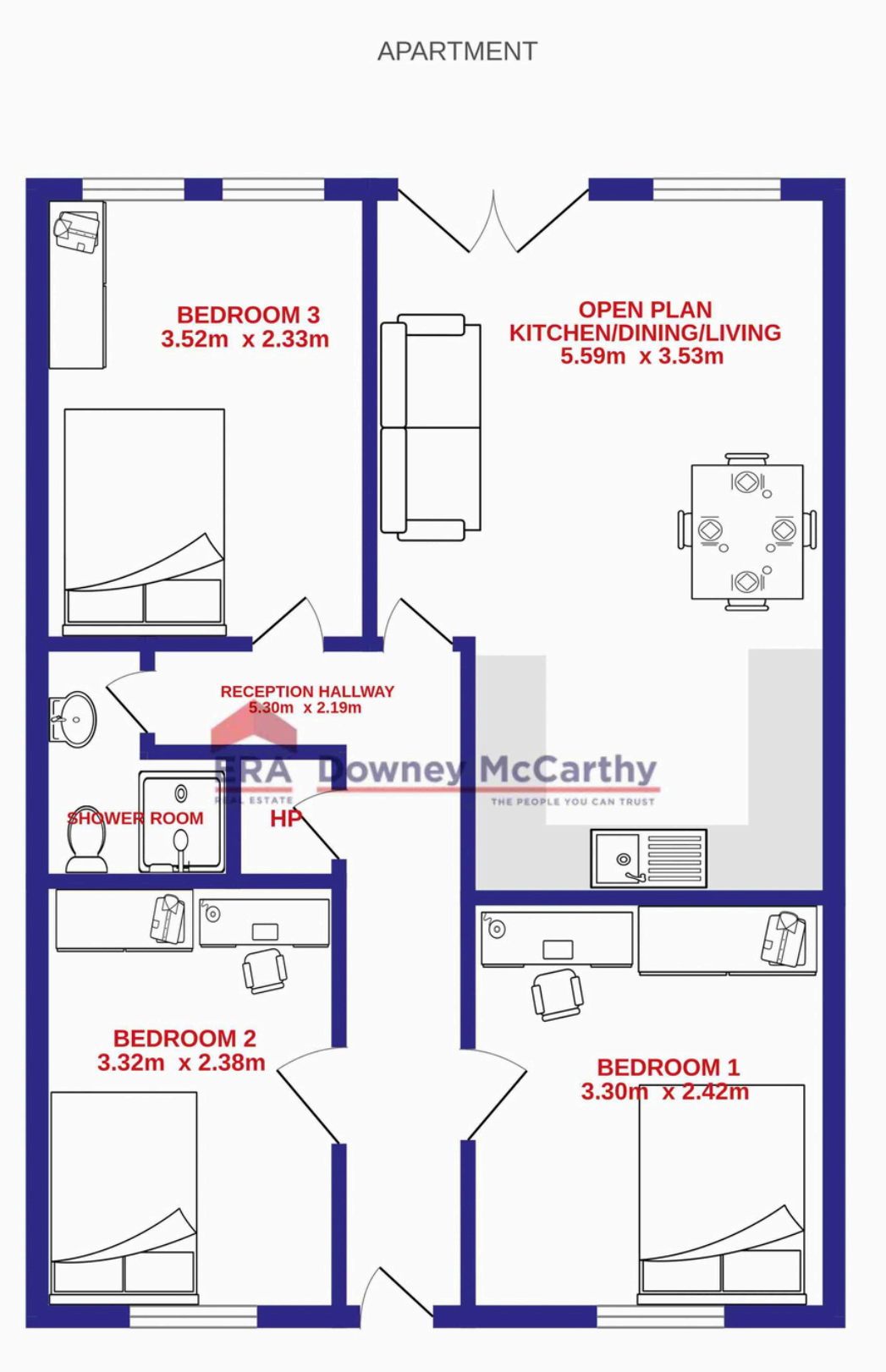
| SHOWER ROOM

1.88m x 1.38m (6'1" x 4'5")

The shower room features a three piece suite including an electric shower, tiled flooring and walls, one centre light piece, and one extractor fan.



| FLOOR PLAN


APARTMENT
BEDROOM 3
3.52m x 2.33m
OPEN PLAN
KITCHEN/DINING/LIVING
5.59m x 3.53m
RECEPTION HALLWAY
5.30m x 2.19m
SHOWER ROOM
HP
BEDROOM 2
3.32m x 2.38m
BEDROOM 1
3.30m x 2.42m
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| DIRECTIONS

Please see Eircode T23 R772 for directions.



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