

For Sale by Private Treaty

**10 BELLAIR CLOSE, BELLAIR ESTATE, DOUGLAS ROAD, CORK T12 PC85**



Cohalan Downing are delighted to present this spacious 2-bedroom Ground floor apartment which is situated in a great location within walking distance of Cork City Centre.

Located just off Bellair on the Douglas Road, the property forms part of a small gated development of apartments and duplex units totalling 20 in all.

No 10 is an end unit with side access which would suit investors, first time buyers or those wishing to downsize and are looking for an extremely convenient location.

The property is in very good decorative condition throughout.

**Ground Floor Apartment**  
**2 BED - 1 BATH**  
**66 sqm (710 sqft)**



**Agent: John Corbett/Malcolm Tyrell**  
**Phone: 087 255 4116**

**Viewings Strictly By Appointment**

## Accommodation

**Entrance Hall** (5.20m x 4.50m)

Wood flooring

**Living Room** (5.20m x 4.50m)

Wood flooring

**Kitchen** (2.20m x 2.00m)

Range of eye level fitted kitchen units, stainless steel sink, plumbed for washing machine and dishwasher, tiled flooring

**Bathroom** (3.20m x 1.70m)

With wc, wash hand basin and bath with shower. Heated towel rail, Extractor unit Fully tiled walls and floor

**Bedroom 1** (4.00m x 3.00m)

With double fitted wardrobes Sliding door to rear garden

**Bedroom 2** (4.00m x 2.10m)

Incorporating double fitted wardrobes and overlooking rear garden.

**Office** (2.30m x 2.10m)

Wood flooring

## Rear Yard

Side access, maintenance free

## Features

- > Electric storage heaters
- > Ample on site parking
- > Gated development
- > Walking distance of Cork city Centre & Douglas village



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