



# Downey McCarthy

...the people you can trust

## 16 The Moorings, Harty's Quay, Rochestown, Cork



ERA Downey McCarthy are delighted to present to the market this magnificent, two bedroom penthouse apartment situated within the much acclaimed development of Harty's Quay, Rochestown. This gated development occupies a truly unique location on a historic quay extending out from the southern shore of Lough Mahon in Cork Harbour. The clever design and layout of this penthouse apartment takes advantage of the natural light and picturesque views.



**AMV: €350,000**

**BER C2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- 84.37 Sq. M / 908 Sq. Ft
- Built c. 2002
- BER C2
- Gas fired central heating
- PVC double glazed windows
- West facing front aspect
- Enclosed balcony/patio area
- Private parking space included
- Picturesque views of the inner harbour and Lough Mahon Estuary
- 15 minutes from Cork city centre and 5 minutes from Douglas Village
- Management fees €2,500 p.a
- Superb first time buy/investment opportunity with rental potential at €1,900 p/m

## | RECEPTION HALLWAY

3.5m x 1.5m (11'4" x 14'9")

A superb, welcoming reception hallway which features attractive décor including wide plank laminate walnut timber flooring. The area has recessed spot lighting, two power points and a storage area with one centre light piece is located off the hallway.





## | OPEN PLAN KITCHEN/DINING/ LIVING AREA

11.74m x 5.72m (38'5" x 18'7")

The entire area features high quality wide plank walnut laminate timber flooring throughout and this impressive room boasts a vaulted ceiling within the living area and superb glazing with dual aspect to the front of the property. An aluminium door with glass panelling to the front of this room allows access to an enclosed balcony patio area with a west facing aspect.

The kitchen features modern fitted units at eye and floor level in a L-shape with extensive worktop counter and tiled splashback. The kitchen includes an integrated oven, hob, extractor fan, dishwasher, fridge freezer and integrated combination washing machine and dryer. Other features include strip lighting within the built-in units and recessed spot lighting. There is extensive dining space located to the left of the kitchen and a window with roller blind, curtain rail and curtain overlooks the estuary and boasts beautiful, panoramic views. Within the kitchen/dining area, there are eleven power points, one radiator and one thermostat control for the heating.

The living area boasts two feature centre light pieces, four wall-mounted pieces, recessed spot lighting, two radiators, six power points, two television points and two telephone points.



## | BEDROOM 1

5.48m x 3.16m (17'9" x 10'3")

A magnificent double bedroom which has one window overlooking the front of the property, boasting lovely views of the common green area and the Lough Mahon Estuary. The room is immaculately decorated with superb, high quality wide plank laminate timber flooring. There is an extensive array of built-in units, recessed spot lighting and attractive colour palette. Other features include one large radiator, six power points, one telephone point, one television point and a door from this room allows access to an en-suite bathroom.



## | EN-SUITE

1.5m x 1.98m (4'9" x 6'4")

This room features a three piece suite with attractive tiling on the floor and surrounding the shower area. There is one centre light piece, one extractor fan and a heated towel rail.





## | BEDROOM 2

3.76m x 2.71m (12'3" x 8'8")

A large double bedroom with one window overlooking the front of the property which includes a roller blind. This room has attractive décor, built-in units from floor to ceiling and superb laminate timber flooring. Other features include recessed spot lighting, one radiator and six power points.



## | BATHROOM

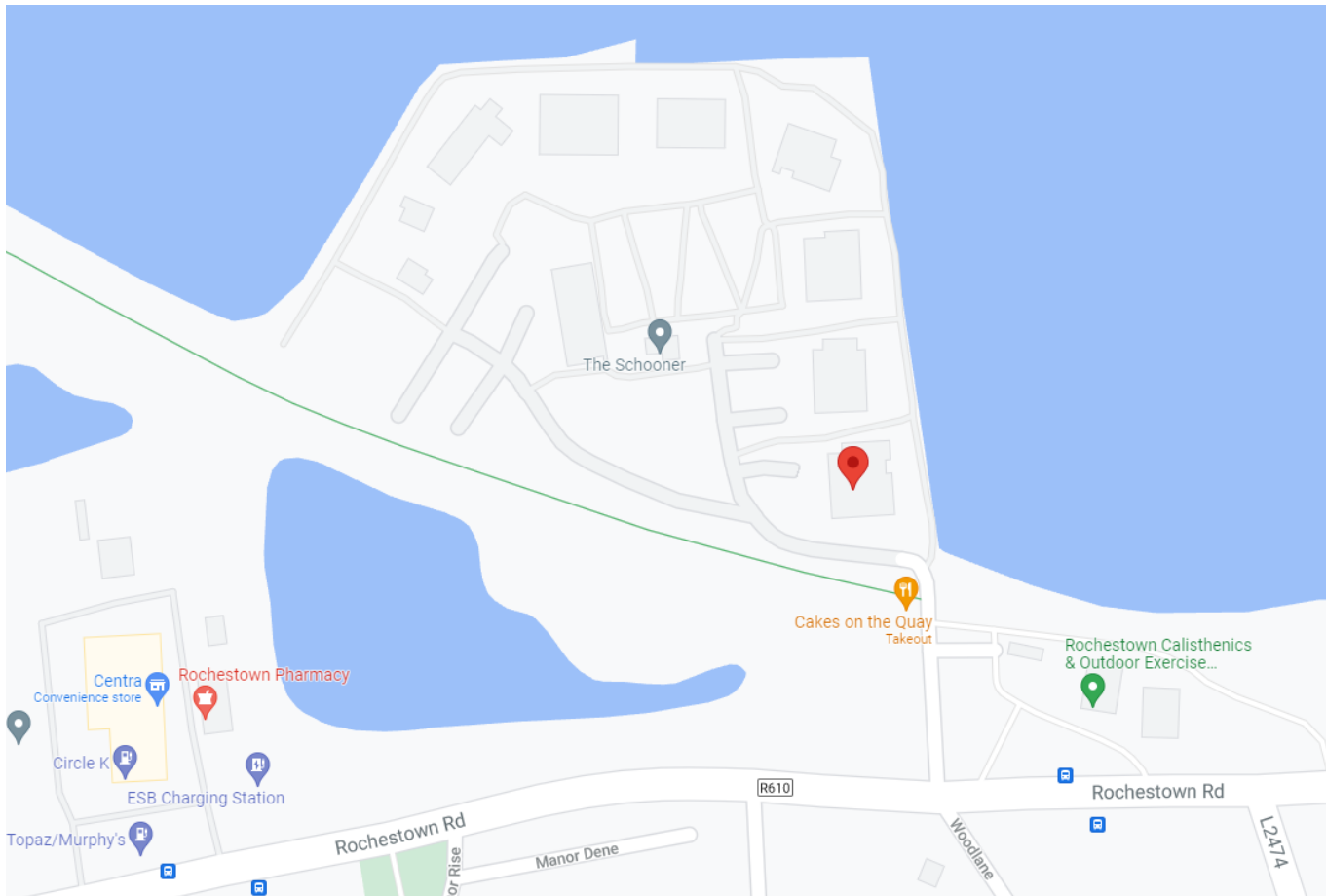
1.76m x 2.35m (5'7" x 7'7")

The main family bathroom features a three piece suite along with a pump action shower which is fitted over the bath. There is impressive floor tiling and tiling surrounding the shower and bath area, one centre light piece, one extractor fan, a heated towel rail, wall mounted mirror with integrated lighting, tiled splashback surround the sink and a door from the room allows access to a hot press area. This hot press area is shelved for storage and has one centre light piece.



## | DIRECTIONS

Please see Eircode T12 CX65 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy** BA, DCS, QFA  
**086 8385768**  
**sean@eracork.ie**



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