

## Apt 37 Strand Palace, Youghal, Cork



ERA Downey McCarthy are very pleased to present this wonderful, bright and spacious 3 bed apartment with stunning sea views over the Strand at Youghal beach. No. 37 is on the third floor with 3 balconies facing South and West that allows natural sunlight to flood the apartment all day long.



AMV €125,000

PSRA Licence No. 002584

## Accommodation

- Kitchen/Dining/Living Room 8.12m x 4.1m

Superb open plan room with stunning sea views. The kitchen has fitted units, a stainless steel sink, space for a dishwasher, electric oven and hob, space for a fridge freezer and one window overlooks the beach. French doors lead out to a balcony which also overlooks the strand.



A second balcony in the living area looks West down along the shore and leaves in ample natural daylight into the apartment. The living area has two electric radiators, one window and a semi solid wooden floor.



- Main Hallway 6.7m x 1.15m

An L shape hallway with the front section measuring 1.67 x 1.03 in addition to the main section.

The hallway is very spacious and long with plenty of space for storage. Features include a semi solid wooden floor, two wall light fittings and a smoke detector. The water tank is stored in a press and solid doors lead into all rooms.

- Bedroom 1 3.59m x 4.63m

The bedroom has French doors which lead to a west facing stainless steel balcony. Features include wall light fittings and carpet flooring. The room has plenty of natural daylight, one large electric radiator and an en suite bathroom.



- En Suite 3.05m x 1.2m
- Bedroom 2 2.91m x 3.13m

The en suite has a fully tiled shower cubicle with a power shower off the mains and fully tiled floors, wash hand basin, one shaver light mirror, one window and one W.C.

A spacious double bedroom with one window overlooking the interior of the complex. Features include one radiator, a wall light fitting and carpet flooring.



- Bedroom 3 3.91m x 2.09m
- Main Bathroom 2.9m x 1.91m

A fine spacious single room with one window overlooking the side of the property. The room has one electric radiator, carpet flooring and a wall light fitting.

The bathroom has a fitted bath with a fully tiled wall around the bath and a power shower off the mains. Features include one wash hand basin, one W.C, mirror, heater, extractor fan, shaver light, glass shelf, fully tiled floor and a partly tiled walls.

## Features

- 936 Sq. Ft. approx.
- Management fees are €2,000 p.a.
- Complex is very well managed and maintained to a high standard
- Built in 1999/2000
- Property is presently rented

- Tenant is moving out
- Current rent is €750 per month since August 2018
- Electric heating
- Master Bedroom En suite
- Elevator and stair access
- Ample Parking spaces underground
- Super location on the strand
- Simple walk to the beach

## Outside



Michael Downey  
60 South Mall, Cork  
087 777117  
michael@eracork.ie

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