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## For Sale by Private Treaty

## 8 Bellair Close, Bellair Estate, Douglas Road, Cork T12 E797



A really excellent ground floor, own door apartment, ideally suited for an owner occupier or as an investment.

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

There is ample parking on-site and Cork City centre is within easy walking distance.

Solicitor: Donnchadha Murphy, Galvin Donegan LLP

APARTMENT
2 BED—1 BATH
65 sq m (700 sq ft)



Agent: Malcolm Tyrrell Phone: 087 255 4116

## **Accommodation**

**Entrance Hall** (1.4m x 1.2m)

**Living Room** (5.2m x 4.5m)

Wood flooring

Kitchen  $(2.7m \times 2.2m)$ 

Integrated appliances including fridge, dishwasher and washing machine Electric oven with extractor hood Stainless steel sink unit Fitted presses Tiled floor

**Bathroom** (2.1m x 1.6m)

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

Bedroom 1  $(3.7m \times 2.0m)$ 

Incorporating double fitted wardrobes Overlooking rear garden

**Bedroom 2**  $(3.7m \times 3.0m)$ 

With double fitted wardrobes Sliding door to rear garden

**Rear Yard**  $(8.0m \times 5.2m)$ 

## **Features**

- Electric storage heaters
- Ample on site parking
- Gated development
- Annual service charge €824 p.a.









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