

29 Ashmount Mews, Silversprings, Tivoli, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, owner occupied, two bedroom first floor apartment, situated in the highly desirable residential development of Ashmount Mews, Tivoli. The property offers picturesque views across Cork city from its elevated position perched high over the River Lee. The property combines spacious living and bedroom accommodation, with superb internal finishes all within an ideal location serviced by a host of local amenities close to Cork city centre.

Accommodation consists of reception hallway, main hallway, magnificent dual aspect open plan living/dining area, a superb modern kitchen, two spacious double bedrooms, an en suite bathroom, and a main family bathroom.

Early viewing is advised.

AMV: €265,000

BER B2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Superb owner occupied two bedroom first floor apartment with lift access
- Rental potential of €2,000 per month
- Approx. 81.2 Sq. M. / 874 Sq. Ft.
- Built in 2006
- BER B2 - Qualifying the property for Green Mortgage Interest Rates
- Double glazed windows
- New energy efficient electric boiler – HeatRae Sadia Electromax
- Stunning dual aspect open plan dining/living area
- South & west facing aspects
- Modern fitted kitchen
- Two spacious double bedrooms
- Panoramic views over Cork city and the River Lee
- Allocated parking space - no. 29
- Management fees of €2,500 p.a with an early payment discount applied - including Refuse, Insurance & General Maintenance

| RECEPTION HALLWAY

3.75m x 1.34m (12'3" x 4'3")

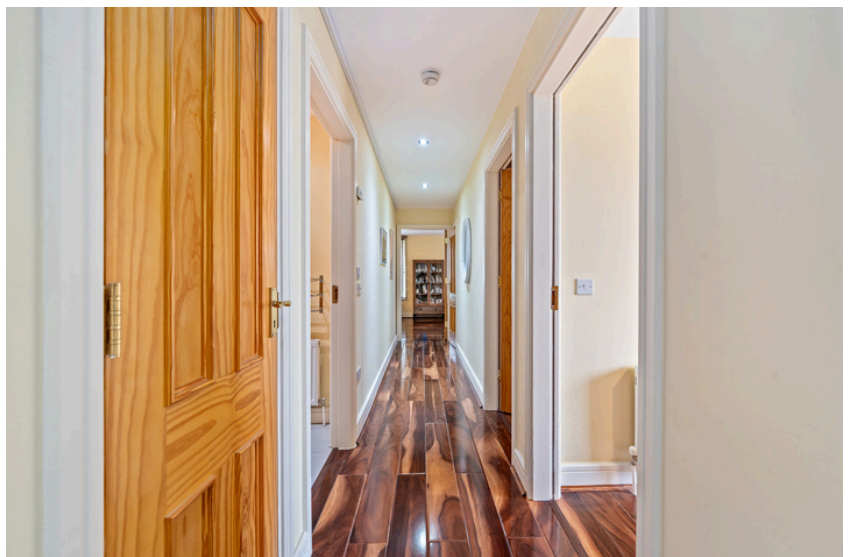
A oak door from the communal hallway allows access to the reception hallway. This beautifully presented reception hallway has high quality walnut timber flooring, recessed spot lighting with LED light fittings, one large radiator, two power points, and one telephone point.



| MAIN HALLWAY

1.15m x 7.31m (3'7" x 23'9")

The hallway has a continuation of the walnut timber flooring and LED lighting. The area has two power points, a thermostat control for the heating, and access to two storage spaces.



| OPEN PLAN LIVING/DINING AREA

7.25m x 3.85m (23'7" x 12'6")

This superb dual aspect, light filled room has two windows to the front of the property, and one window to the side of the property, offering superb views from this elevated position over Cork city and the River Lee. The has beautiful décor with high quality laminate timber flooring, two light pieces, two large radiators, ten power points, two telephone points, one television point, and extensive dining and living space within a cosy environment. An open arch from the room allows access to the kitchen.



| KITCHEN

2.6m x 3.35m (8'5" x 10'9")

The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The kitchen includes a stainless steel sink with drainer unit, and an integrated oven/hob/extractor fan, fridge freezer, washing machine, dishwasher, and space for a dryer. The area has one centre light piece, eleven power points, and houses the electric boiler.



| BEDROOM 1

3.37m x 3.24m (11'0" x 10'6")

This superb double bedroom has one window to the side of the property, including a curtain rail and curtains. The room has attractive décor, impressive walnut timber flooring, and built-in storage units from floor to ceiling. There is one centre light piece, one large radiator, four power points, one television point, and one telephone point. A door allows access to the en suite bathroom.



| EN SUITE

2.54m x 0.9m (8'3" x 2'9")

The recently modernised en suite bathroom features impressive tiling throughout. There is a three piece suite with a mains operated shower, one extractor fan, recessed spot lighting, one radiator, and wall-mounted shelving.



| BEDROOM 2

3.37m x 2.84m (11'0" x 9'3")

This spacious double bedroom has one window to the side of the property, including a curtain rail and curtains. The room has attractive décor, high quality walnut timber flooring, and impressive Sliderobe fitted units. There is one centre light piece, one radiator, and four power points.



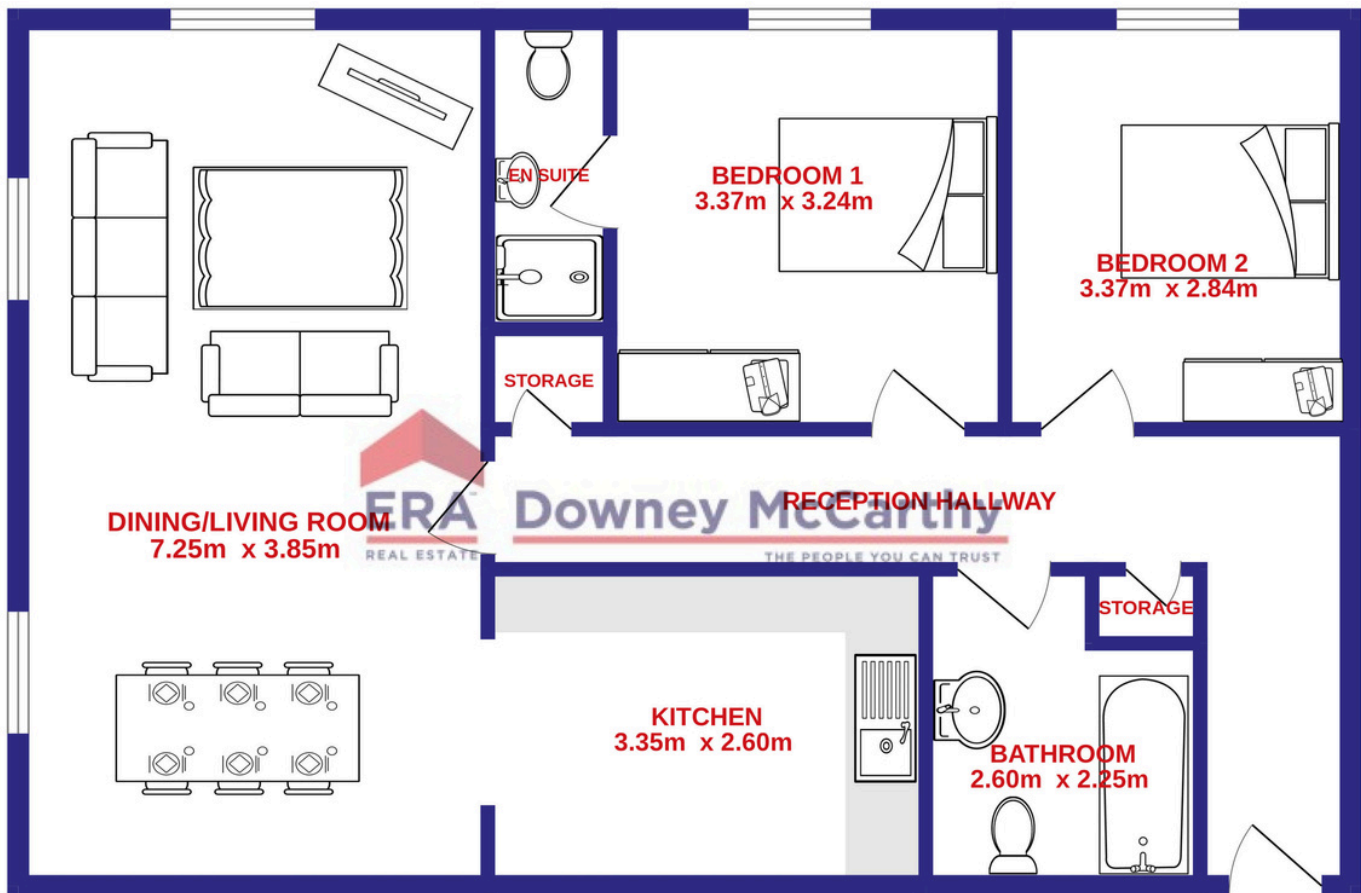
| BATHROOM

2.6m x 2.25m (8'5" x 7'3")

The recently remodelled family bathroom features a three piece suite including a bath. There is modern tiling throughout, recessed spot lighting, one radiator, and integrated storage.

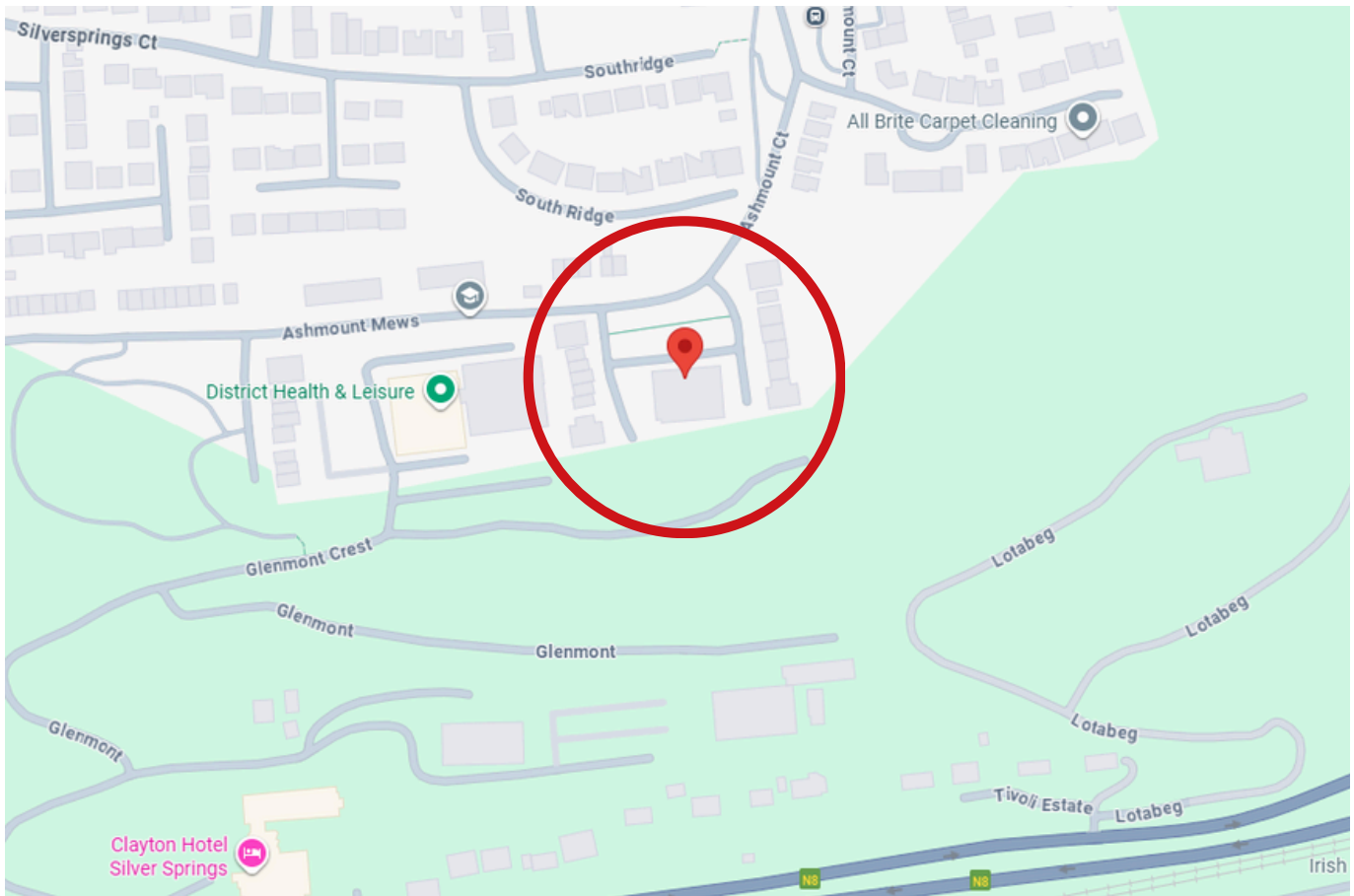


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T23 X223 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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