

**By Private Treaty****K14, Edenhall, Model Farm Road, Cork.****BER D1**

A spacious, third floor, west facing apartment situated within this purpose built student accommodation complex located just minutes from Cork Institute of Technology and within easy reach of UCC also.

This two bedroom apartment enjoys the benefit of well appointed and spacious accommodation with both both bedrooms being en suite.

With a wide array of facilities on site, ample car parking available, on site Management office and on site security, viewing is a must in order to fully appreciate.

**PRICE: €125,000**

**K14, Edenhall, Model Farm Road, Cork.****Accommodation**

|                      |               |   |
|----------------------|---------------|---|
| Entrance Hall        |               | Fitted Carpet   |
| Kitchen/Lounge/Diner | 5.3m x 3.62m  | Fitted floor and eye level units, Plumber for Appliances, Tiled Splash back. Fitted Blinds.   |
| Bedroom 1            | 5.21m x 3.59m | Fitted Carpet, Fitted Curtain, Built in Wardrobe. En-suite (tiled floor and splash back, shower, WC, Wash Hand Basin)                 |
| Bedroom 2            | 4.29m x 3.71m | Fitted Carpet, Fitted Curtain, Built in Wardrobe and study desk. En Suite (Tiled Floor and Splash Back, Shower, WC, Wash Hand Basin). |

**Some Features**

- Spacious Accommodation throughout, both bedrooms en suite.
- Fully Managed Complex.
- On Site Security.
- Car Parking available (Under and Overground).
- Bus Stop at Entrance.
- Highly Convenient Location

**Parking**

Ample car parking is found onsite via its over ground and under ground car parks.

**Negotiator:**

T.J. Cronin

**Viewing:**

To arrange a viewing of this property, please contact us on 021 4277606 or email us at [info@irishanduropean.ie](mailto:info@irishanduropean.ie)

**Price:**

€125,000

**Size:**74 m<sup>2</sup>**BER:**BER: D1 BER No.100973163 Energy Performance Indicator:234.59 kWh/m<sup>2</sup>/yr

## Directions

From City centre, head west (outwards) along Washington St and continue straight along Western Rd to pass the main entrance of UCC. Continue straight along this road for c 2km. Upon reaching Dennehy's Cross (first major four cross road), turn right onto Model Farm Rd. Continue straight for c.2.2km and Edenhall is located on right.

