

## 20 Cluain Cairn Station Road, Carrigtwohill, Cork.



An immaculately maintained two bedroom ground floor apartment that has been decorated to show house standard throughout. The property is located in the much sought after area Cluain Cairn in the Carrigtwohill with immediate access to the Cork to Midleton railway line.



**AMV €150,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 7.57m x 1.61m

A bright and spacious reception hallway with attractive décor with high quality tile flooring. The area has one large radiator, one centre light piece, two power points, two phone points and one thermostat control for the heating. Located off the hallway is a hot press area which is shelved for storage.

- Open plan kitchen/dining/living area 7.67m x 3.85m

Living Area: 5.1 m<sup>2</sup> x 3.85 m<sup>2</sup>

A superb main living room that has a modern laminate timber flooring throughout. The area has attractive décor and a door with large glass panels allows access from the rear of the room to the garden. The area has two centre light pieces, one large radiator, one mounted electric fireplace, ten power points, one phone point and one television point.



Kitchen 2.44 m<sup>2</sup> x 2.63 m<sup>2</sup>

The kitchen features modern fitted units at eye and floor level in an L-shape with an extensive worktop counter, tile splash back and tile floor. The kitchen includes an integrated oven, hob and extractor fan. There is plumbing for a dishwasher and washing machine, stainless steel sink and drainer unit, one centre light piece with three spot lights and six power points.



- Bedroom 1

3.46m x 4.15m

A spacious double bedroom that has one window to the front of the property. The room has magnificent décor with high quality carpet flooring. There is built-in units from floor to ceiling, one centre light piece and one large radiator. The room offers six power points, one telephone point, one television point and a door from the room allows access to an en-suite bathroom.



- En-Suite

The en-suite features a three piece suite with a corner shower. There is impressive tiling surrounding the shower area, tile flooring, one centre light piece, one wall mounted light piece, one extractor fan and one radiator.

- Bedroom 2

3.23m x 2.14m

A large single room that has one window to the rear of the property. The room has attractive décor with high quality carpet flooring and built in units from floor to ceiling and an integrated desk. Features include one centre light piece, one radiator, four power points and one television point.



- Main Bathroom

2.33m x 1.64m

The main bathroom features a three piece suite. The room has tiling surrounding the shower, tile floor, one wall mounted light piece, one centre light piece, one extractor fan and one radiator.

## Features

- 68.63 Sq M / 739 Sq Ft
- Built in 2006
- BER B3
- Recently redecorated
- Modern fitted kitchen
- Modern flooring throughout
- New carpet flooring
- Gas fired central heating
- Double glazed windows
- Enclosed rear garden

## Directions

Please see eircode T45 YT61 for directions.



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