

5 Steampacket House, Passage West, Cork **BER D2**



ERA Downey McCarthy are delighted to present no. 5 Steampacket House to the market. This is a one bedroom first floor apartment which comes to the market in good condition throughout.

Accommodation includes a reception hallway, a large open plan kitchen/ dining /living room, one double bedroom and bathroom. There is plenty of parking adjacent to the property.



AMV: €125,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.33m x 1.7m

The hallway has carpet flooring, an electric storage heater, one light fitting and a phone point for the main door of the apartment block.



- Kitchen/Dining/Living 4.7m x 6.03m

Fine spacious open plan room. The kitchen has wooden units at eye and floor level, an extensive worktop counter and tile splash back. Features include vinyl flooring, a stainless steel sink, extractor fan, plumbing for a washing machine, three double power points, a light fitting and space for an oven. Two small windows are neatly positioned over the kitchen units.



The living area has glass double doors which allow access onto the balcony and also provide the entire room with extensive natural light. This area has carpet flooring, two double power points, two electric storage heaters, light fitting and a telephone point. We have two storage presses off the living room, one for access to the water tank and one for a cloakroom.



- Bedroom

5.0m x 2.67m

A large double bedroom with one window overlooking the front of the property. The bedroom includes carpet flooring, one light fitting, a wall mounted heater, a built-in wardrobe and three double power points.



- Bathroom

2.9m x 1.67m

The bathroom has a three piece suite with a power shower off the mains . Features include vinyl flooring, one frosted window to the front of the property, one light fitting, one wall light fitting and a wall mounted heater.



Features

- 58 Sq.M / 624 Sq.Ft
- Built in 2004/2005
- BER D2
- Electric heating
- One bedroom apartment
- Close to all local amenities
- Ideal investment/first time buyer opportunity
- Management fee €1,200 per annum - paid for 2021

Directions

Please see Eircode T12 CP70 for directions



Michael Downey
60 South Mall, Cork
087 7777 117
michael@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



€125,000

PSRA Licence No. 002584