

5 Stone Court, Tivoli, Tivoli, Cork



ERA Downey McCarthy are delighted to present to the market this spacious two bedroom apartment in excellent condition throughout with some modern tasteful extras. Accommodation consists of reception hallway, superb open plan kitchen/dining/living area, two spacious double bedrooms, one en-suite and a main bathroom. The property is presently rented commanding an annual income of €12,600.



€170,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.7m x 5.0m

The hallway has two spot light fittings, two power points, one telephone point and an intercom for the gate. Other features include a electric radiator and carpet flooring. The hallway also has a storage area with a large water tank inside.



- Open Plan Living/Dining Area 3.7m x 6.0m

The living has spot lighting and carpet flooring, two windows overlook the front of the property. Features include one electric radiator and a single plug power point.



- Kitchen 4.1m x 3.9m

The kitchen has built in units at eye and floor level with tile splash back, stainless steel sink, built-in oven, hob, extractor fan and six power points. The kitchen has lino flooring.



- Main Bedroom 2.9m x 3.9m

The master bedroom has an electric radiator, one centre light fitting and carpet flooring. The room has a built-in wardrobe, two power points and a window overlooks the side of the property.



- En Suite 2.9m x 1.7m

The en suite is fully tiled from floor to ceiling. Features include an extractor fan, a Triton T80 xr electric shower in a shower cubicle, wash hand basin, one W.C and one centre light fitting.

- Bedroom 2 2.7m x 2.7m

This double bedroom has one window overlooking the side of the property. There is one centre light fitting, built-in wardrobe, carpet flooring, one power point and one radiator.

- Main Bathroom 2.5m x 2.5m

The bathroom has lino flooring, one centre light fitting and an extractor fan. The bathroom walls are fully tiled from floor to ceiling and features include one W.C and one wash hand basin.



Features

- 880 sq.ft. approx.
- Rent: 1,050 per calendar month
- Electric heating
- Double glazed windows
- Modern stylish décor
- Superb timber flooring throughout
- Modern kitchen
- Spacious double bedrooms
- Designated Parking space

Directions

Please see eircode T23 CR68



James Cogan
60 South Mall, Cork
087 2448284
james@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.



€170,000

PSRA Licence No. 002584