

27 Woodville, Rochestown, Cork **BER C3**



ERA Downey McCarthy are delighted to present to the market this immaculately maintained two bedroom first floor apartment positioned within a quiet cul-de-sac off the Rochestown road. Situated within the stylish Woodville development this property offers bright, spacious and elegant living within minutes of Douglas Village and Cork City centre.



€175,000

PSRA Licence No. 002584

Accommodation

- Hallway 4.75m x 1.95m
- Kitchen/Dining/Living Area 5.01m x 5.86m

A solid door allow access from a communal hallway into the main reception hallway of Apartment 27. The reception hallway features carpet flooring, a mains operated smoke alarm, one centre light piece, one radiator, two power points and a walk in storage area.

The open plan kitchen/dining area has double doors to the side of the property which allow access to a balcony area which is accompanied by a window facing the side of the property. The room has carpet flooring in the living/dining area and vinyl flooring in the kitchen area.

Kitchen: The kitchen features units at eye and floor level with extensive worktop counter space. There is a stainless steel bowl and a half sink, plumbing for a washing machine, space for a cooker and an integrated extractor hood. There is one centre light piece, seven power points and one phone point.



The living/dining area has one large electric radiator and a marble fireplace with timber surround which includes an electric insert. There are six power points, one television point, one telephone point, one centre light piece and two wall mounted light pieces.



- Bedroom 1 3.6m x 3.74m

This is a spacious main bedroom with one window to the front of the property including a curtain rail and curtains. The room has carpet flooring and built in units from floor to ceiling. There is one centre light piece, one electric heater, six power points and a door from the room allows access to an en suite bathroom.



Ensuite:

The en suite features a two piece suite with a corner shower area fitted with a Triton t80i electric shower. There is tiling surround the shower area as well as a vinyl floor covering, one centre light piece, one extractor fan, one wall mounted light piece and one wall mounted shelf.

- Bedroom 2 2.73m x 3.21m

This double bedroom has one window to the front of the property including curtain rail and curtains. The room has carpet flooring, built in units from floor to ceiling, two power points, one electric radiator and one centre light piece.



- Family Bathroom 1.63m x 2.4m

The family bathroom features a three piece suite. The room has vinyl floor covering, tiling surrounding the bath, one centre light piece and one wall mounted light piece. The area has an extractor fan, one wall mounted storage/vanity area and one wall mounted heater.

Features

- Approx. 750 sq.ft (69.58 sq metres)
- BER C3
- Electric Heating
- Double Glazed Windows
- Current rental income of €750 per month
- Management fees Approx. €1500 per annum
- Two spacious bedrooms
- One En Suite
- Large open plan kitchen/dining area
- Much sought after location close to Douglas Village and the N40 Road network

Directions

Head along the Rochestown Road in the direction of Passage West passing the Centra store and the Topaz filling station. Take the 3rd right hand turn after the filling station into Woodville. Proceed through the main avenue to the rear of the development. No 27 is located within the apartment complex.



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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.



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