



Downey McCarthy
...the people you can trust

14 Holly House, Garrane Darra, Wilton, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this stunning two bedroom, first floor apartment situated in this quiet and popular residential area of Garrane Darra in Wilton. The apartment is bright and spacious and comes to the market really well presented, along with an excellent B3 energy rating with natural gas heating. This property is sure to be popular with first time buyers and investors alike as it benefits greatly from its ideal location, convenient to a host of local amenities as well as being within walking distance to CUH and Wilton Shopping Centre. Garrane Darra is also adjacent to the South Ring Road making all areas of Cork City easily accessible.



AMV: €250,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 86.43 Sq. M. / 930 Sq. Ft.
- Built in 2005 approx.
- BER B3
- One owner since construction
- Maximum rent on today's calculations is €1,377.00 approx.
- Two bedrooms, two bathrooms
- Natural Gas Central Heating
- Spacious open plan living accommodation
- Balcony area
- Close to all amenities including supermarkets, shops, petrol stations, gym, bars and restaurants
- Walking distance to CUH and Wilton Shopping Centre
- Easy access to the South Ring Road Network
- 10 minute walk to 214 and 219 bus routes
- Block managed by ERA Downey McCarthy
- Secure and well-maintained complex
- Allocated parking space
- Management fees €1,600.00 p/a
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

4.69m x 4.11m (15'3" x 13'4")

A solid teak door allows access into the reception hallway. The hallway has two light fittings, attractive timber flooring, power points throughout, one radiator, access to a small storage area and solid doors leading to all rooms.

| LIVING ROOM

6.17m x 5.74m (20'2" x 18'8")

This is a superb, bright and spacious open plan room which has two windows to the rear of the property and one window to the side, allowing extensive natural light to flood the area. The kitchen has solid fitted units at eye and floor level with an extensive worktop and tiled splashback, an integrated oven/hob/extractor fan, integrated fridge, a stainless steel sink, washing machine, dishwasher and a fridge freezer. The kitchen has tiled flooring and a door allowing access to the balcony area. The living/dining area has a wooden floor, a feature electric fireplace, power points throughout, ample space for a dining table and two light fittings.



| BEDROOM 1

3.97m x 2.93m (13'0" x 9'6")

A spacious double bedroom has one window to the side of the property, a built-in wardrobe unit with floor to ceiling mirrors, carpet flooring, centre light fitting and a solid door allowing access to the ensuite.



| EN SUITE

2.28m x 1.67m (7'4" x 5'4")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Sport electric shower, tiled flooring, centre light fitting, extractor fan, wall-mounted light piece and radiator.



| BEDROOM 2

4.19m x 2.93m (13'7" x 9'6")

This bright and spacious double bedroom has two windows to the rear of the property, a built-in wardrobe unit with floor to ceiling mirrors, carpet flooring, one centre light fitting and neutral décor.



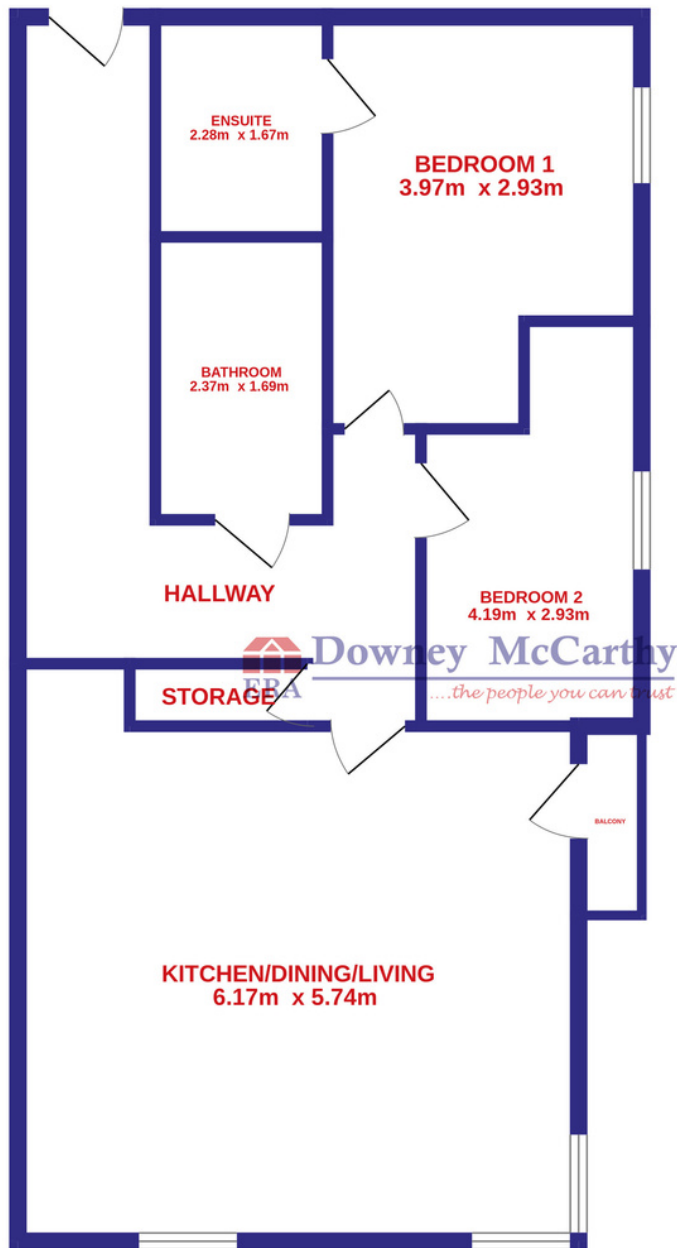
| BATHROOM

2.37m x 1.69m (7'7" x 5'5")

The main bathroom features a three piece suite, floor and wall tiling, centre light fitting, extractor fan, wall-mounted light piece and a radiator.



| FLOOR PLAN



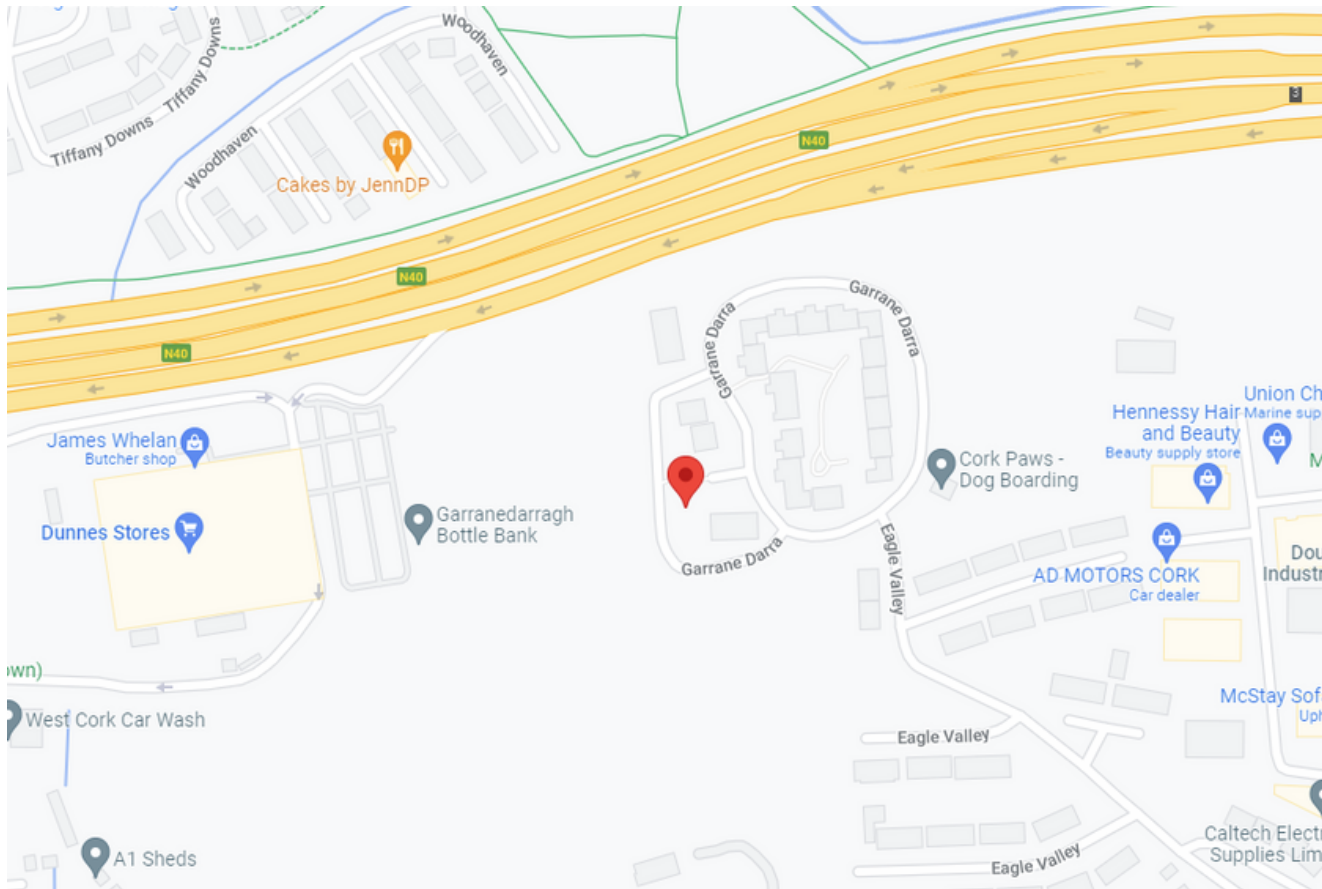
TOTAL FLOOR AREA : 76.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 HP79 for directions.



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Solicitor Details:

Bryan Sheehan, David Sheehan & Co. Solicitors, 5 Upper Hartstonge Street, Limerick

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