



Downey McCarthy

...the people you can trust

43 Sandbrook, Wilton, Cork



ERA Downey McCarthy are delighted to present to the market this two bedroom, ground floor apartment in a convenient residential location in Wilton, Cork. The property is in an ideal location with every conceivable amenity on its doorstep. It is adjacent to the Wilton Shopping Centre, Cork University Hospital, MTU and UCC. The city centre and the South Link Road system are also within easy reach.



AMV: €195,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 67.89 Sq. M. / 731 Sq. Ft.
- Built in 1994 approx.
- BER D2
- Two bedrooms
- Ideal first time buy/investment opportunity
- Ample open parking spaces available
- Last rent was €989 as of June 2022
- Management fees €1,081.50
- Adjacent to the Wilton Shopping Centre, Cork University Hospital
- On the 216 bus route
- Easy access to the N40 road network

| RECEPTION HALLWAY

2.66m x 6.16m (8'7" x 20'2")

A PVC door with frosted glass panelling allows access to the reception hallway. The hallway has laminate flooring, one centre light piece, fitted wall lights, one smoke alarm, a storage press and solid doors lead to all rooms.

| LIVING ROOM

4.1m x 4.09m (13'4" x 13'4")

The living room is situated towards the rear of the property. The room has two windows overlooking the rear garden, PVC wooden flooring, a fireplace, fitted wall lights, one electric radiator and a door allowing access to the balcony which overlooks the rear. An open arch allows access to the kitchen/dining area.



Disclaimer: 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.

| KITCHEN/DINING

2.48m x 4.4m (8'1" x 14'4")

The kitchen/dining area has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, space for an oven/hob/extractor fan, space for a fridge freezer, plumbing for a washing machine, stainless steel sink and ample storage throughout. The kitchen area has tiled flooring and the dining area has PVC wooden flooring. There is one window to the rear of the property, one storage heater, space for a dining table, one centre light piece and recessed spot lighting throughout.



| BEDROOM 1

3.58m x 3.2m (11'7" x 10'4")

A spacious double bedroom has one large window overlooking the front of the property. This room has high quality semi-solid wooden flooring, one centre light piece, fitted units for storage and one electric radiator.



| BEDROOM 2

2.96m x 2.86m (9'7" x 9'3")

A spacious double bedroom has one window overlooking the side of the property. This room has high quality semi-solid wooden flooring, one centre light piece, fitted units for storage and one electric radiator.



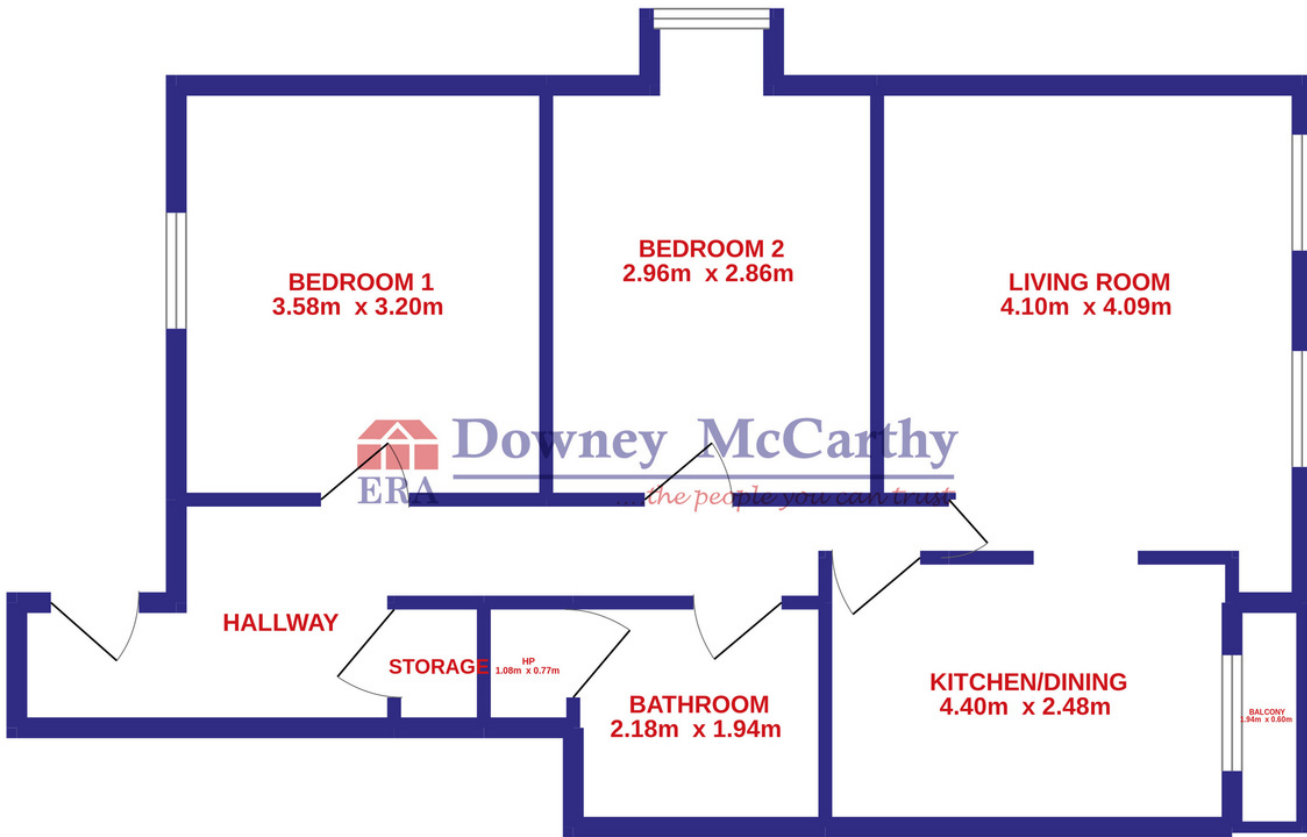
| BATHROOM

1.94m x 2.01m (6'3" x 6'5")

The bathroom features a four piece suite including a Triton T80 electric shower fitted over the bath, floor and wall tiling, one extractor fan, one centre light piece, one wall-mounted light piece and neutral décor.



FLOOR PLAN



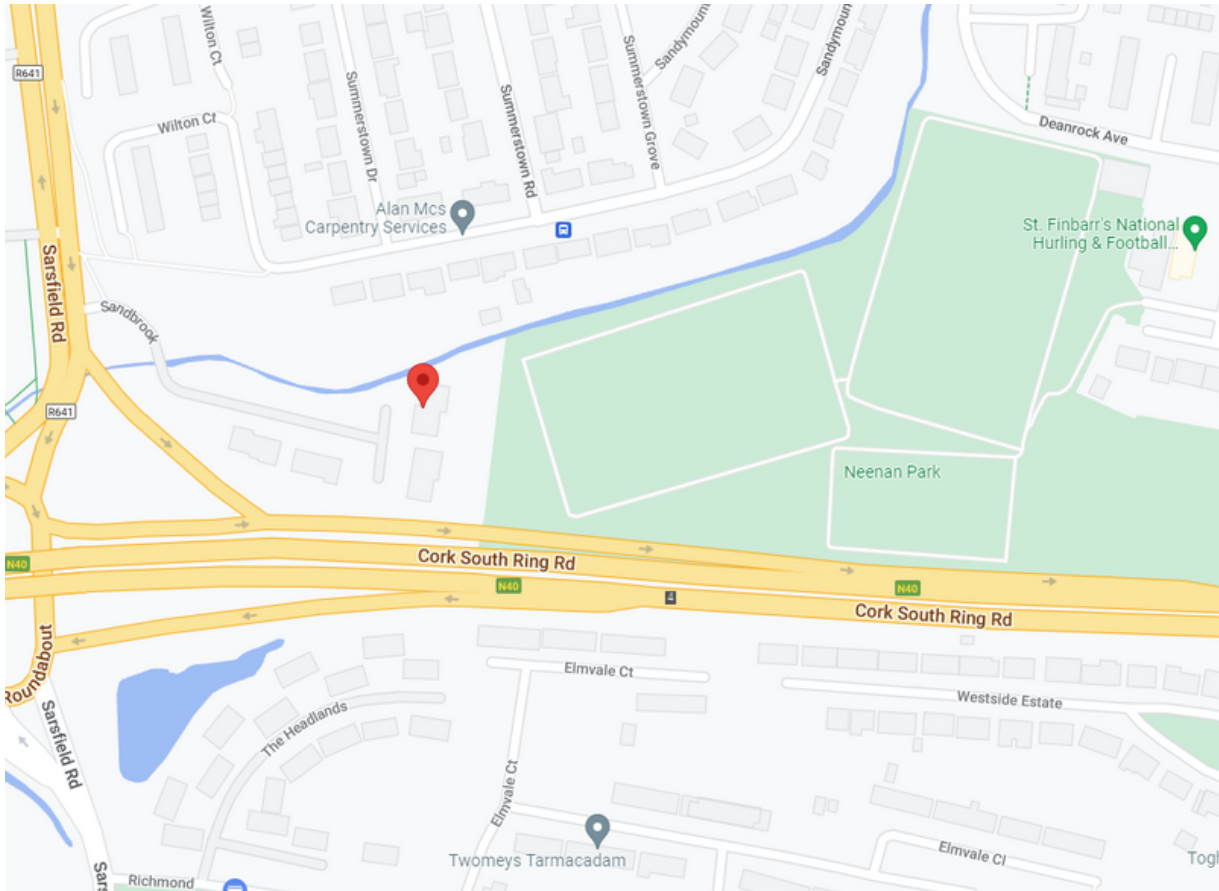
TOTAL FLOOR AREA : 67.9 sq.m. approx.

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.
Made with Metropix ©2022

Disclaimer: 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.

| DIRECTIONS

Please see Eircode T12 C898 for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie

Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



 **Downey McCarthy**
...the people you can trust



 **Downey McCarthy**
...the people you can trust



Disclaimer: 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.