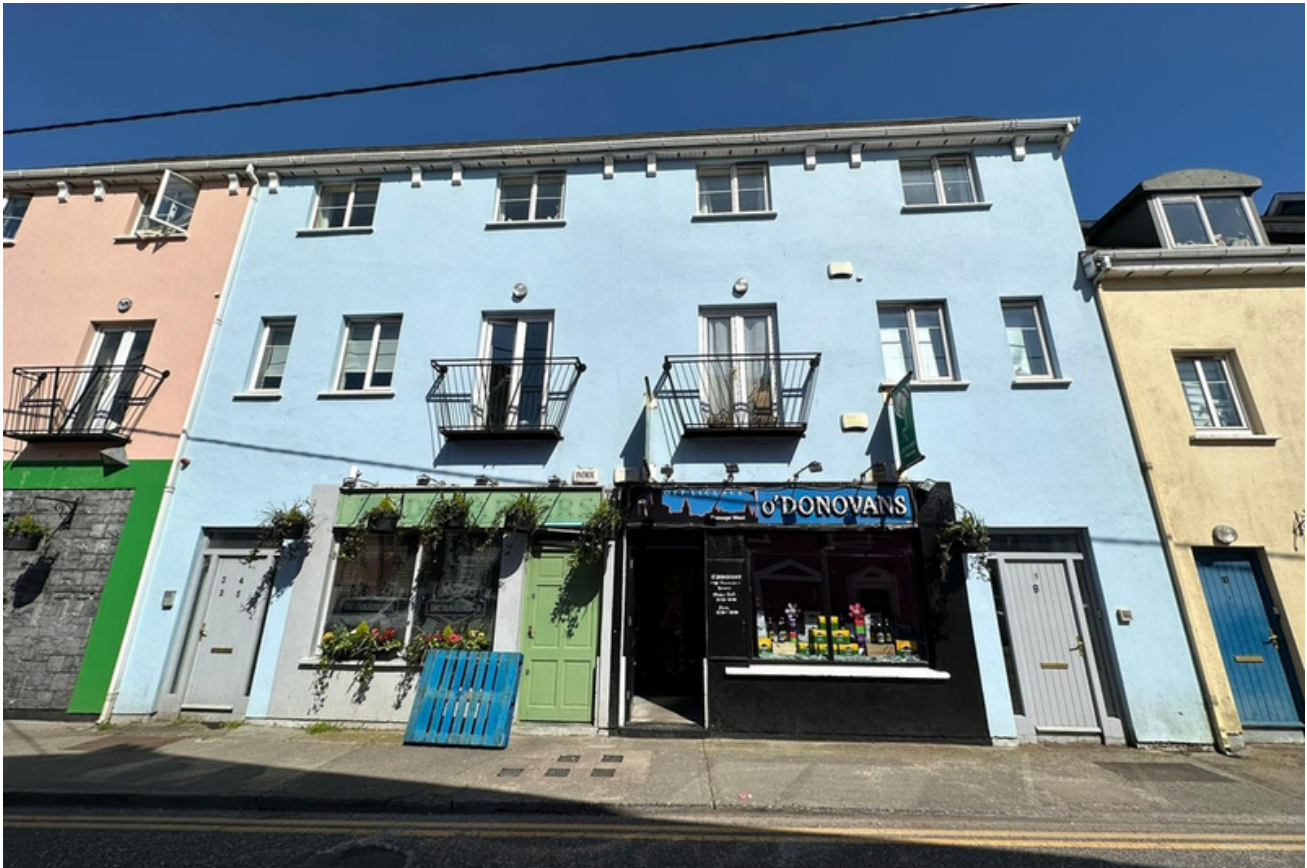




# Downey McCarthy

...the people you can trust

## 9 The Quays, Passage West, Cork



ERA Downey McCarthy is delighted to offer to the market this superb two bedroom, second floor apartment situated in the heart of Passage West, Cork. The property benefits from bright and spacious living accommodation and is located in the heart of the village, within close proximity of all local amenities such as schools, restaurants and shops etc. Easy access to Rochestown, Monkstown and Ringaskiddy while Douglas is a 10 minute drive and you can be in Cork city centre in 20 minutes.



**AMV: €185,000**

**BER C3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 78.72 Sq. M / 847 Sq. Ft.
- Built c. 2000
- BER C3
- Two spacious double bedrooms
- Bright open plan kitchen/living/dining area
- Close to all local amenities including shops, schools, bars and restaurants
- Excellent transport links
- Located on 216 and 223 bus routes
- 15 minute walk to Passage West Ferry
- Rental potential of €1,143 per month
- Management fees €1,100 per annum

## | RECEPTION HALLWAY

4.56m x 1.19m (14'9" x 3'9")

A solid teak door allows access to the reception hallway. The hallway has laminate flooring, storage heating, access hatch to the attic, access to the hot press, centre light piece and solid doors leading to all rooms.

## | OPEN PLAN

### KITCHEN/LIVING/DINING

5.68m x 6.5m (18'6" x 21'3")

This superb open plan space is flooded with natural light with one window to the rear and glass double doors allowing access to a Juliet style balcony. The living/dining area has laminate flooring and throughout the room there are two light pieces, two storage radiators, fuse board and ample power points.

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen has tile flooring, a stainless steel sink, space for an oven/hob/extractor fan, built-in fridge freezer and plumbing for a washing machine.





## | BEDROOM 1

4.32m x 3.37m (14'1" x 11'0")

A spacious double bedroom has laminate timber flooring, one window to the front of the property, one centre light piece, neutral décor, one wall-mounted light piece and a door allowing access to the ensuite.



## | ENSUITE BATHROOM

0.88m x 2.81m (2'8" x 9'2")

The ensuite features a three piece suite including a shower cubicle incorporating a Mira Elite 2 electric shower, laminate flooring, wall tiling, centre light piece, wall-mounted light fitting and an extractor fan.



## | BEDROOM 2

4.2m x 3.56m (13'7" x 11'6")

This double bedroom has laminate timber flooring, one window to the front of the property, one centre light piece, a storage heater and neutral décor.



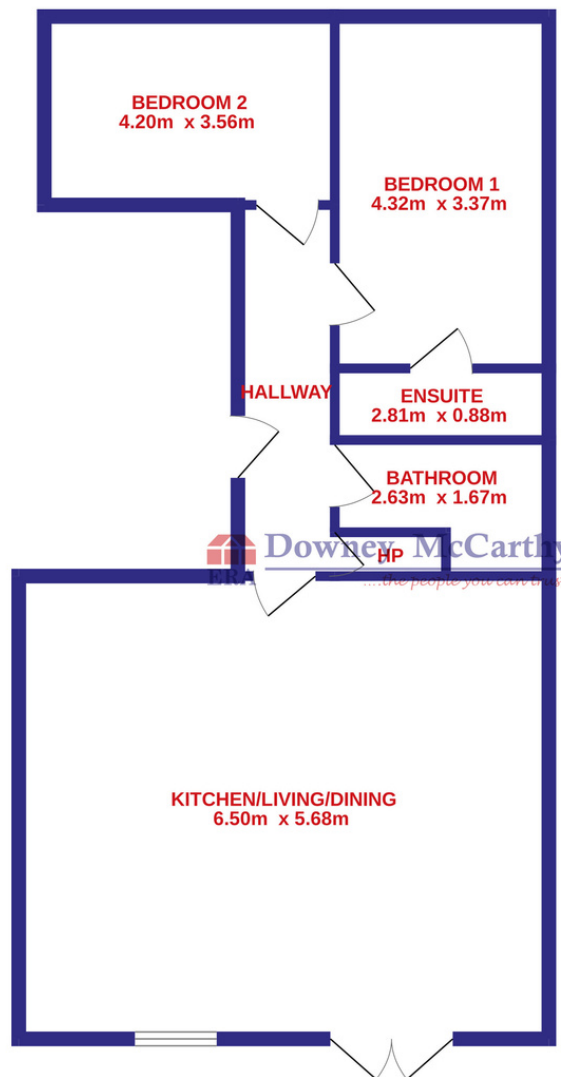
## | BATHROOM

1.67m x 2.63m (5'4" x 8'6")

The main bathroom features a three piece suite, laminate flooring, wall tiling, centre light piece, a towel rail and an extractor fan.



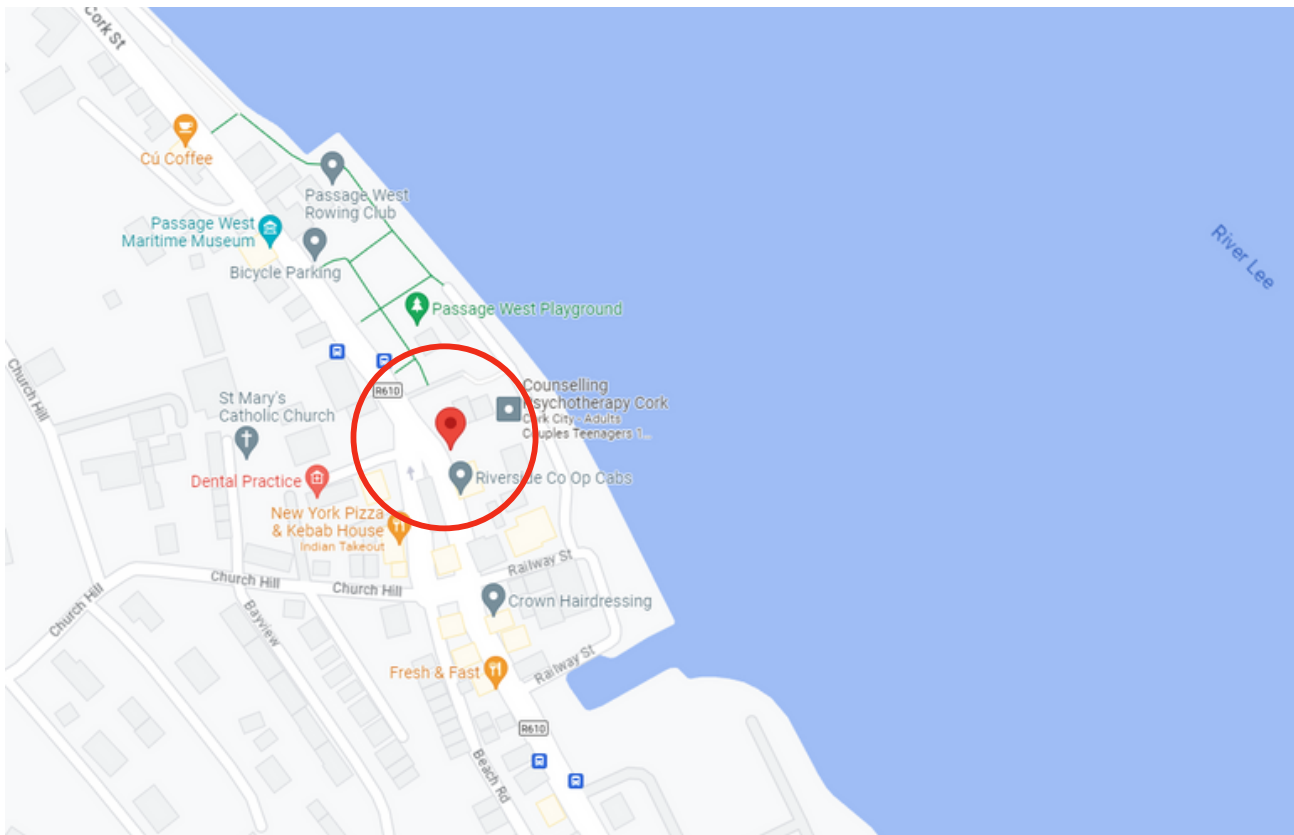
## | FLOOR PLAN



**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 KC42 for directions.



## | ALL ENQUIRIES TO:

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