



# Downey McCarthy

*...the people you can trust*

## Apartment 17 Ivy Court, Broomfield Village, Midleton, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this superb two bedroom, third floor apartment located in a most sought after location in Broomfield Village in Midleton. Built in 2005 by McInerney's, the property is situated in a secure gated development within walking distance of Midleton town centre and all its essential amenities. Broomfield is in close proximity to Midleton train station and the N25 road network which offers easy access to the Jack Lynch Tunnel and Cork city centre.



**AMV: €225,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 71.39 Sq. M. / 768 Sq. Ft.
- Built in 2005/6
- BER B3
- Two spacious double bedrooms
- Two bathrooms
- Attractive neutral décor
- Elevator Access
- Secure gated development
- Located in a very private area in the complex with just two other apartments on the same floor
- Ample parking available with a designated parking space for No. 17
- Access to designated space(s) for a bicycle(s) in a secure bike store on site
- Direct pedestrian access from the car park to the open green area surrounding the complex
- Beautifully decorated common areas around the apartment
- 5 minutes' drive from Midleton town centre and all local amenities including schools, colleges, shops, supermarkets, restaurants and bars
- 5 minutes walk to Midleton train station
- Easy access to N25 road network, Jack Lynch Tunnel, Cork city centre
- Ideal first time buy/investment opportunity
- Management fees €1,350 p.a.
- One owner occupier since construction
- Rental potential of €1,500 p/m

## | RECEPTION HALLWAY

3m x 3.89m (9'8" x 12'7")

A solid teak door allows access into the reception hallway. The hallway has tiled flooring, two radiators, two light pieces, an access hatch for the attic, smoke alarm system, alarm control point and access to the hot press which is shelved for storage. Solid doors lead to all rooms.





## | OPEN PLAN LIVING/KITCHEN/DINING ROOM

6.18m x 3.9m (20'2" x 12'7")

The living area has a feature balcony looking over an open green area and a window overlooking same which allows plenty of natural light into the room. There is tiled flooring, one centre light fitting, radiator, attractive décor and an open archway allowing access into the kitchen. The kitchen has units at eye and floor level with extensive worktop counter and tiled splashback, space for an oven/hob/extractor fan, plumbing for a washing machine, stainless steel sink, space for a fridge freezer, one radiator, one centre light piece and smoke alarm.



## | BEDROOM 1

4.44m x 3.26m (14'5" x 10'6")

This spacious double bedroom has one large window overlooking the rear of the property, laminate timber flooring, one centre light piece, attractive neutral décor, a fitted wardrobe for storage, one radiator and a door allowing access to the ensuite.



## | ENSUITE

1.76m x 2.41m (5'7" x 7'9")

The ensuite features a three piece suite including a built-in shower cubicle incorporating a Triton T80 electric shower, tiled flooring, one light piece, a smoke alarm, one wall-mounted light piece, one radiator and two towel rails.



## | BEDROOM 2

4.06m x 3.19m (13'3" x 10'4")

This double bedroom has one window overlooking the rear of the property, laminate timber flooring, one centre light piece, attractive neutral décor, a fitted wardrobe for storage and a radiator.



## | BATHROOM

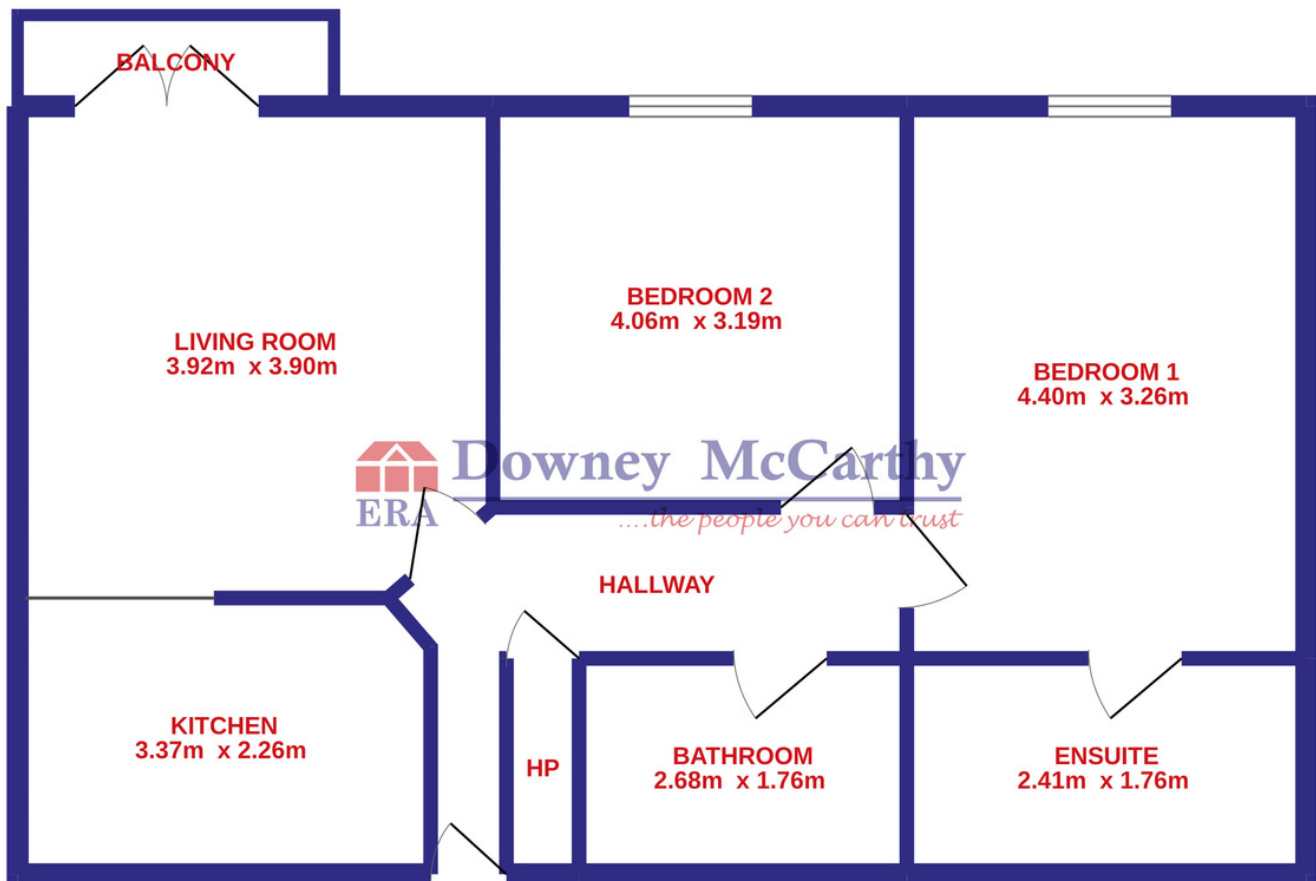
1.76m x 2.28m (5'7" x 7'4")

The main bathroom features a four piece suite including a power shower fitted over the bath, tiled flooring, one light piece, a smoke alarm, one wall-mounted light piece, attractive décor, radiator and towel rail.



## | FLOOR PLAN

APARTMENT  
71.4 sq.m. approx.



TOTAL FLOOR AREA : 71.4 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 P25 HE28 for directions.



## | ALL ENQUIRIES TO:

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