



Downey McCarthy

THE PEOPLE YOU CAN TRUST

172 The Galley, Harty's Quay, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this beautifully presented two bedroom townhouse in Harty's Quay, Rochestown. Harty's Quay is a privately gated complex which enjoys a convenient location within easy reach of Douglas with all amenities close by such as schools, shops and bustling restaurants and pubs as well as being within easy access to the city centre via the South Link Road network. This presents a rare opportunity to purchase an own front door unit with garden located in an apartment complex - viewing highly recommended.



AMV: €395,000

BER C1

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Showhouse condition
- Approx. 84.6 Sq. M. / 911 Sq. Ft.
- Built in 2005
- BER C1
- Gas fired central heating
- Two bedrooms
- Front garden and patio area
- Superb location in a gated complex on the water front with views of the inner harbour and Lough Mahon Estuary
- Allocated parking space
- 15 minutes from Cork city centre and 5 minutes from Douglas Village
- Fantastic first time buy/investment opportunity
- Rental potential at €1,637 p/m set in June 2022 with increase now due
- Management fees €2,500 p.a reduced to €2,250 if Early Payment Discount is implemented

| RECEPTION HALLWAY

6.06m x 1.12m (19'8" x 3'6")

A teak door with frosted glass panel allows access to the main reception hallway. The hallway features tile flooring, recessed spot lighting and neutral décor throughout. There is one radiator, power points and access to a storage space/cloakroom.

| OPEN PLAN KITCHEN/DINING/LIVING

3.42m x 8.7m (11'2" x 28'5")

This beautifully appointed, spacious open plan room is awash with natural light. There is one Velux window in the kitchen area and double glass doors allow access to the front patio from the living space.

The kitchen features attractive tile flooring, recessed spot lighting and modern fitted units at eye and floor level in an L-shape with worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, dishwasher, fridge freezer, stainless steel sink, ample power points.



The living/dining space features carpet flooring, attractive decor, recessed spot lighting, two radiators and power points.



| BEDROOM 1

2.92m x 5.8m (9'5" x 19'0")

The beautifully presented main bedroom features carpet flooring, one window to the front of the property, one radiator, attractive neutral décor, a built-in storage unit and power points. A door allows access to the ensuite bathroom.



| ENSUITE

1.61m x 1.94m (5'2" x 6'3")

The ensuite bathroom features a three piece suite including a shower cubicle, modern floor and wall tiling, one centre light piece, a heated towel rail, one Velux window and a wall-mounted mirror with integrated lighting.



BEDROOM 2

2.84m x 4.64m (9'3" x 15'2")

This spacious double bedroom features carpet flooring, one window to the front of the property, one centre light piece, one radiator, attractive neutral décor, and a built-in storage unit.



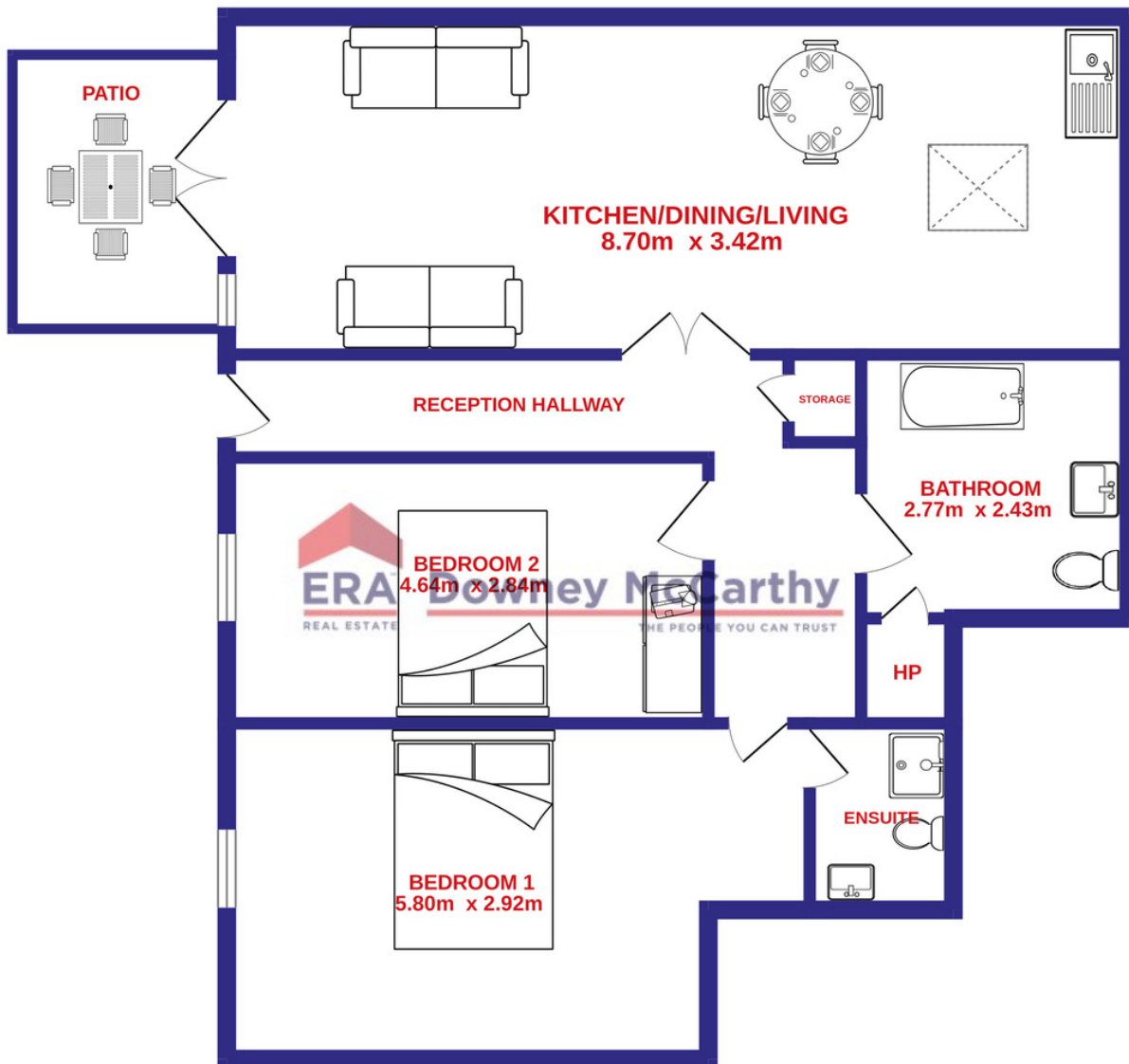
BATHROOM

2.77m x 2.43m (9'0" x 7'9")

The main family bathroom features a four piece suite including an electric shower fitted over the bath. The room has attractive floor and wall tiling, one centre light piece, a heated towel rail and a wall-mounted mirror with integrated lighting.



| FLOOR PLAN



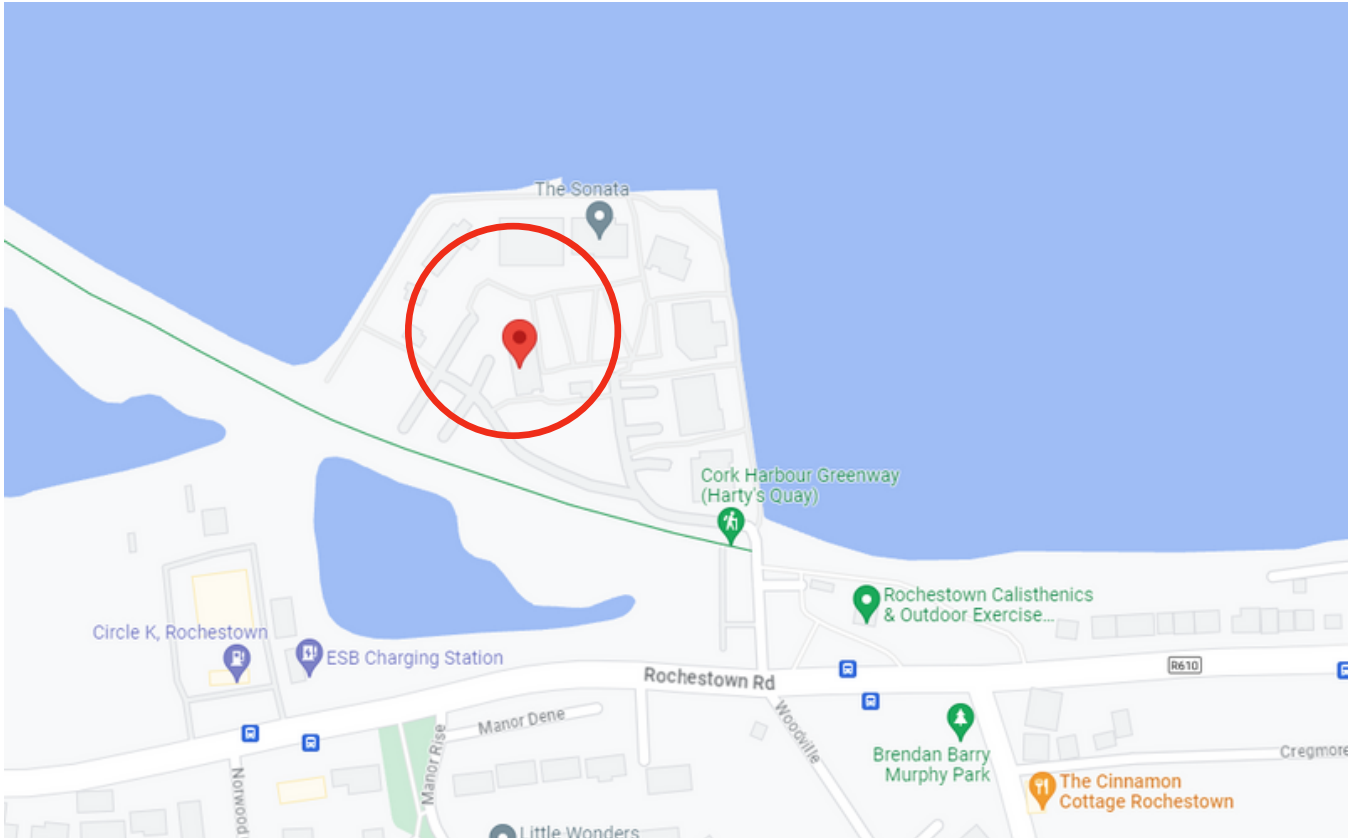
TOTAL FLOOR AREA : 84.6 sq.m. approx.

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 XV7T for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



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Solicitor Details:

Anne-Marie Linehan, J W O'Donovan Solicitors, 53 South Mall, Cork

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