

## 3 Stone Court, Trafalgar Hill, Tivoli, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb, newly renovated first floor, two bedroom apartment within the much acclaimed gated complex of Stone Court, Tivoli, just a short walk to Cork city centre.



**AMV: €215,000**

**BER C2**

**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. 67 Sq. M. / 721 Sq. Ft.
- Built in 2002
- BER C2
- Double glazed PVC windows
- Electric heating
- New flooring throughout
- Newly repainted
- Superb open plan kitchen/dining area with South facing aspect
- Two double bedrooms
- Secure gated complex
- One allocated parking space
- Excellent location close to Cork city centre
- Management fees €2,300 per annum
- Rental potential of €1,228 p/m

## | RECEPTION HALLWAY

2.7m x 4.2m (8'8" x 13'7")

A timber door off the communal hallway allows access to the reception hallway. This beautifully presented hallway has newly fitted carpet flooring throughout and an attractive colour palette. The area has one electric heater, one centre light piece, two power points, one telephone point, and a walk-in hot press area featuring shelving, one centre light piece and carpet flooring.



## | OPEN PLAN KITCHEN/DINING/LIVING AREA

4.4m x 6.53m (14'4" x 21'4")

A superb South facing open plan kitchen/dining/living area features attractive neutral décor throughout. The kitchen features vinyl flooring and modern units at eye and floor level in an L-shape with extensive worktop counter and tile splashback.





The kitchen includes a stainless steel sink, an integrated oven/hob and extractor fan, plumbing for a washing machine and dishwasher, one centre light piece and ten power points.

The cosy living/dining area offers new luxurious carpet flooring throughout. There is one centre light piece, two radiators, four power points, one television point and one telephone point.



## | **BEDROOM 1**

4.9m x 3m (16'0" x 9'8")

A spacious double bedroom has one window to the rear of the property, attractive colour palette, new carpet flooring and impressive built-in storage units. There is one electric radiator, one centre light piece, six power points and one television point. A door allows access to the ensuite bathroom.



## | **ENSUITE**

1.9m x 3m (6'2" x 9'8")

This large ensuite bathroom features a three piece suite including a Triton t80z electric shower. The room has vinyl flooring, tiling throughout, one centre light piece, one wall-mounted heater, one extractor fan, one wall-mounted light piece and access to a walk-in storage space.



## | **BEDROOM 2**

3.8m x 2.6m (12'4" x 8'5")

A large double bedroom has one window to the rear of the property, built-in storage units, one electric radiator, six power points and one centre light piece.



## | **BATHROOM**

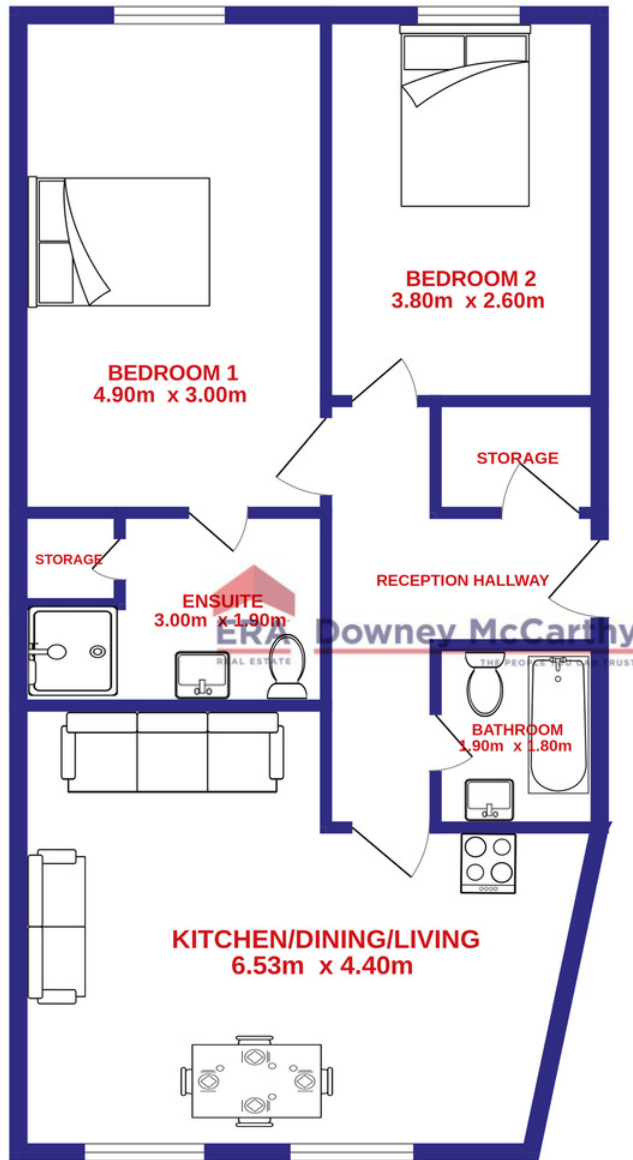
1.8m x 1.9m (5'9" x 6'2")

The main family bathroom features a three piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, one centre light piece, one wall-mounted heater, one wall-mounted light piece and one extractor fan.



# | FLOOR PLAN

## APARTMENT

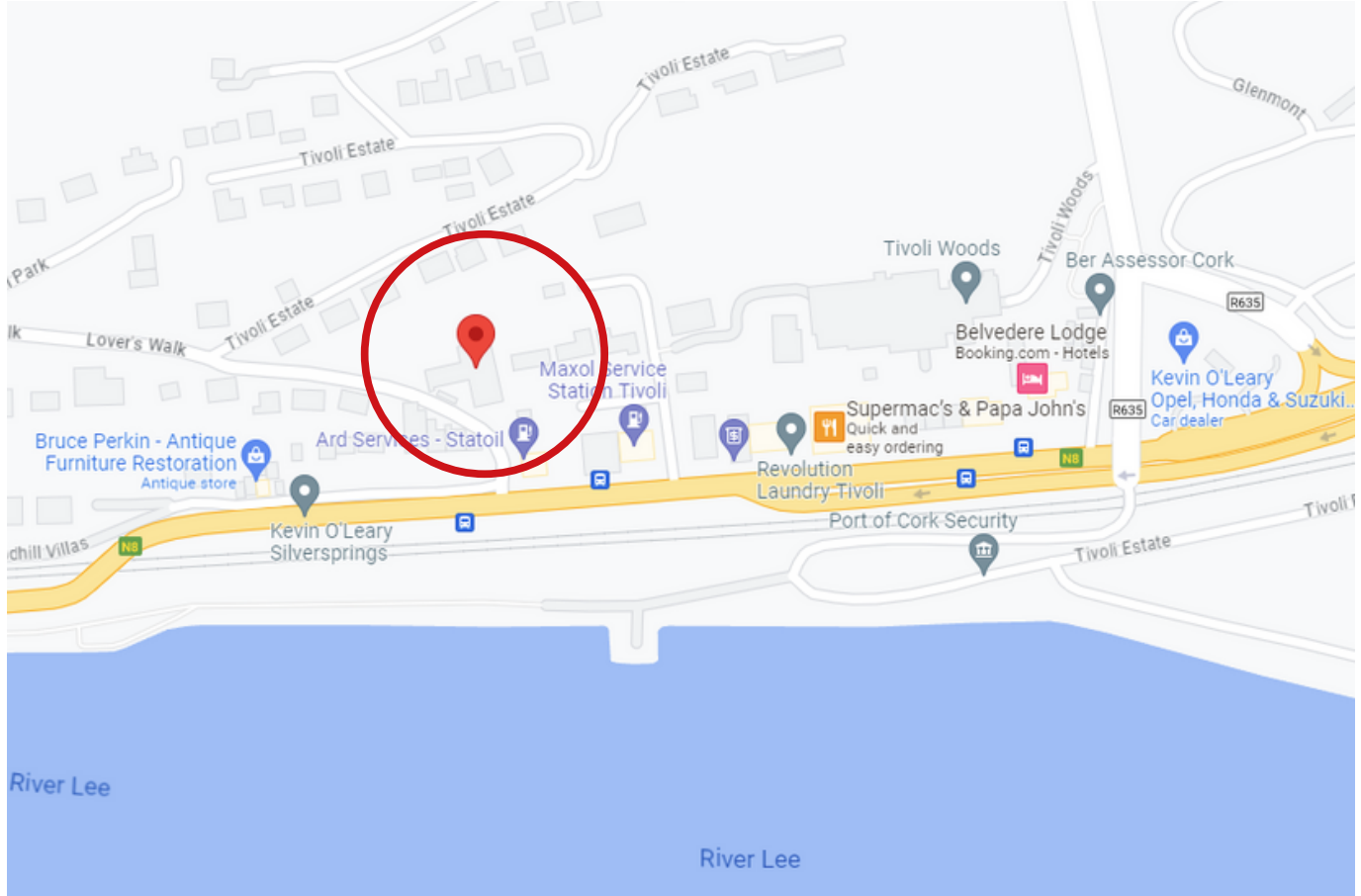


TOTAL FLOOR AREA : 67.0 sq.m. approx.

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 T23 PK37 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Karen Walsh, Walsh & Partners Solicitors LLP, 17 South Mall, Cork

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