

7 Dunmahon, South Douglas Road, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this charming, very well presented and fully renovated two bedroom apartment, which is situated very close to Douglas Village in Cork city. This ideal first floor property overlooks the South Douglas Road and is close to all essential and recreational amenities as well as the South Link Road. An ideal starter home or investment opportunity, viewing comes highly recommended to appreciate what this fine property has to offer.



AMV: €275,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Turnkey condition
- Approx. 52.14 Sq. M. / 561 Sq. Ft.
- Built in 1986 approx.
- BER C2
- Natural gas fired central heating
- New combi boiler fitted only one year ago
- Instant hot water
- Two bedrooms
- Attractive décor throughout
- Fully renovated in the last year
- New kitchen, new cooker and new fridge
- New flooring and new shower installed
- Fantastic location just off the South Douglas Road
- Close to a host of amenities including primary and secondary schools
- Walking distance to two shopping centres, shops, banks, restaurants, pharmacies etc.
- Mature residential estate
- Ample parking
- Management fees €2,750 per annum

| RECEPTION HALLWAY

2.7m x 1.12m (8'8" x 3'6")

The bright and welcoming reception hallway features attractive décor, high quality laminate timber flooring, access to storage areas, a fuse board and power points.



| KITCHEN

3.39m x 2.3m (11'1" x 7'5")

The kitchen has modern fitted units at eye and floor level with impressive marble worktop counter and tile splashback. There is one window to the front, high quality laminate timber flooring, one centre light piece, a breakfast counter, one radiator and ample power points. The kitchen includes a stainless steel sink, plumbing for a washing machine, space for a fridge freezer and space for an oven/hob/extractor fan.



| LIVING ROOM

4.43m x 3.73m (14'5" x 12'2")

This superb and spacious room has one large window to the front of the property, one feature centre light piece with ceiling rose, neutral décor, a feature fireplace with open insert, high quality laminate timber flooring, one wall-mounted light piece and one radiator.



| BEDROOM 1

3.14m x 3.85m (10'3" x 12'6")

This large double bedroom has one window to the rear of the property, neutral décor, high quality laminate timber flooring, one centre light piece, one radiator and a large built-in storage unit.



| **BEDROOM 2**

2.35m x 3.43m (7'7" x 11'2")

Currently in use as a home office, this room has one window to the rear, neutral décor, high quality laminate timber flooring, radiator, centre light piece and a built-in storage unit. The gas boiler is housed within this room.



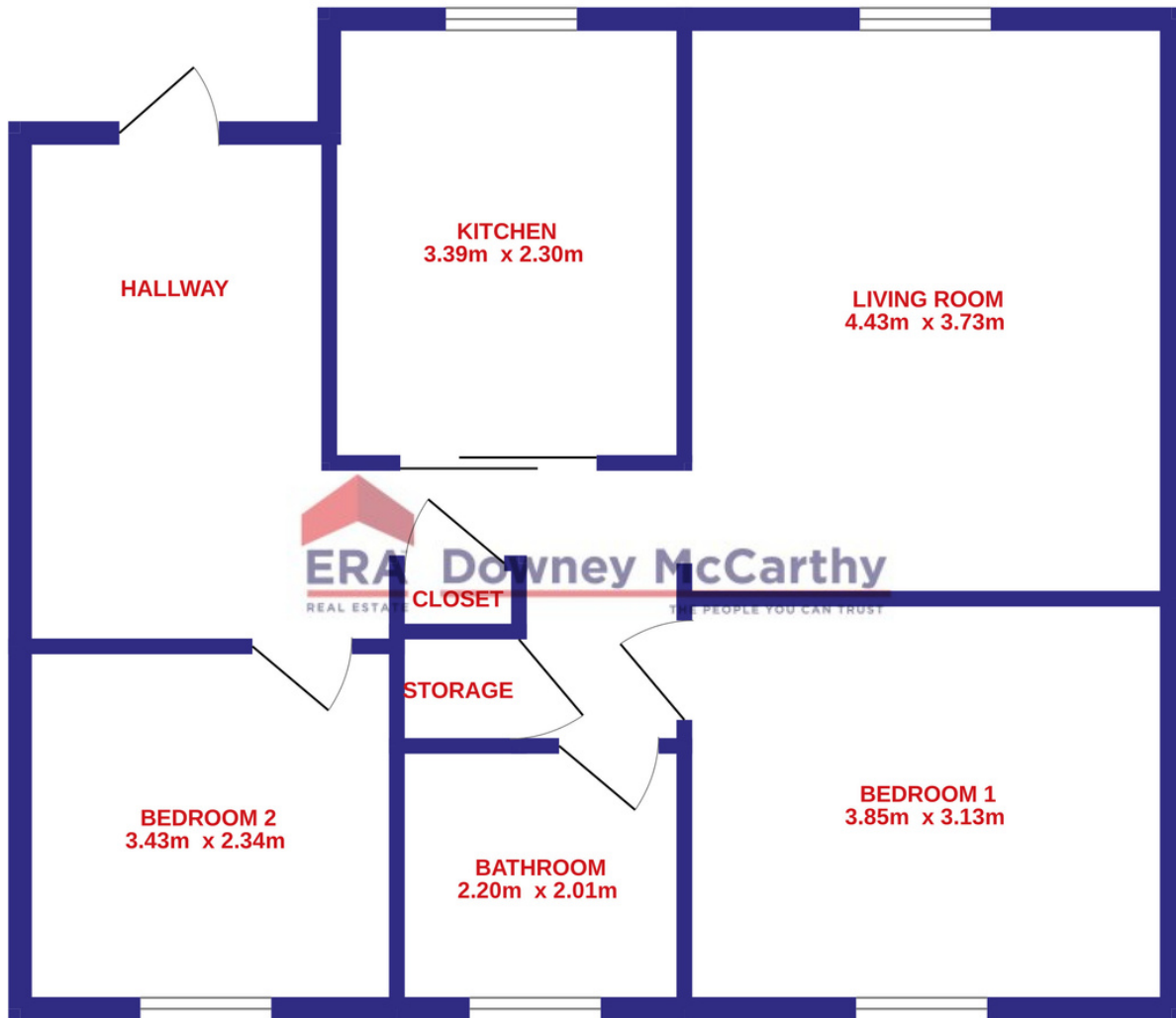
| **BATHROOM**

2.01m x 2.22m (6'5" x 7'2")

The bathroom features a three piece suite including a corner shower cubicle, one frosted window to the rear, one radiator, attractive neutral décor, floor and wall tiling and centre light piece.



| FLOOR PLAN

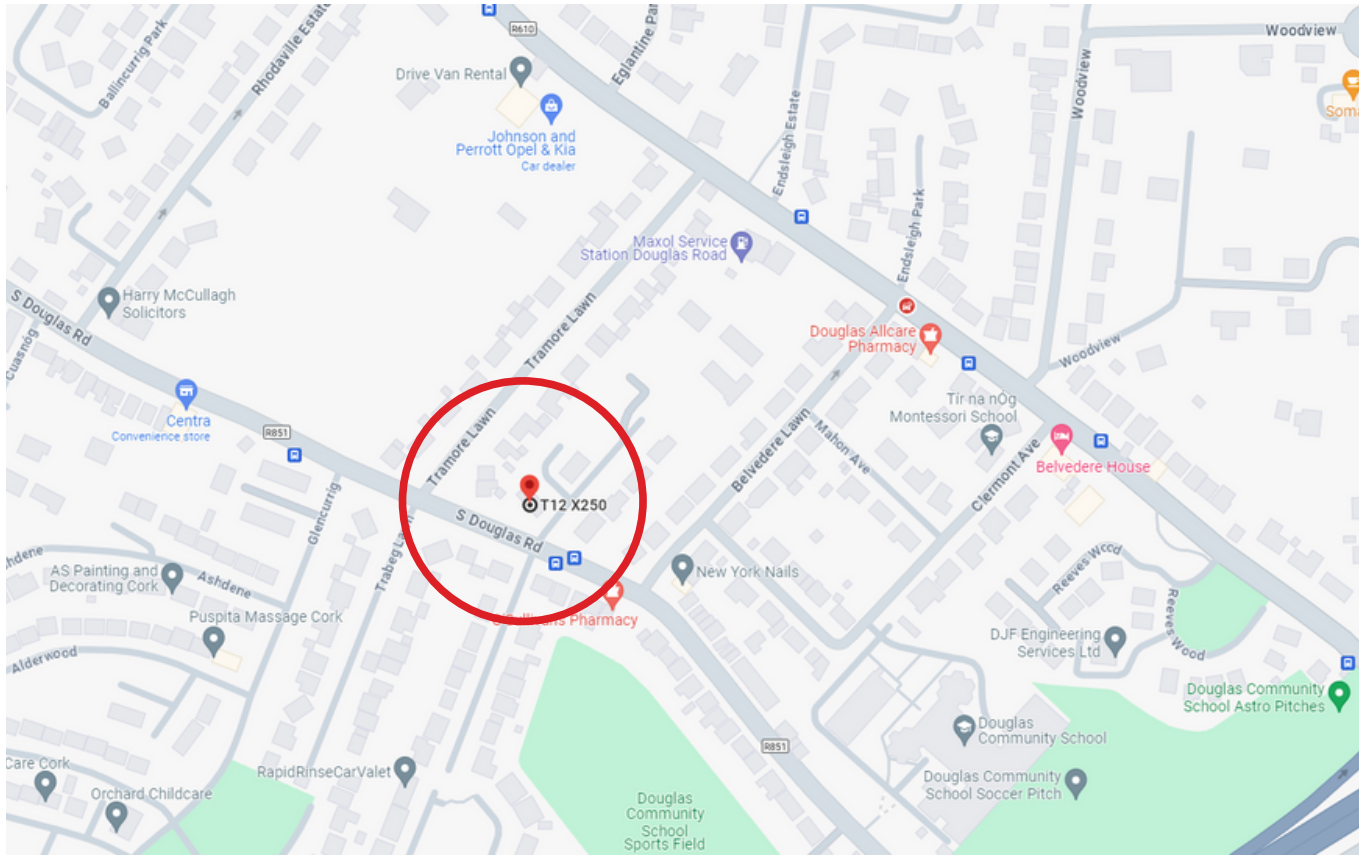


TOTAL FLOOR AREA : 52.1 sq.m. approx.

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 X250 for directions.



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