

4 The Square, BATTERY COURT, MALLOW, CORK



ERA Downey McCarthy are pleased to present to the market this super, spacious, and highly energy efficient (B2) three bedroom, three bathroom duplex property situated in the modern development of BATTERY COURT in MALLOW town. The property is very well presented and comes to the market with vacant possession.



AMV: €225,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

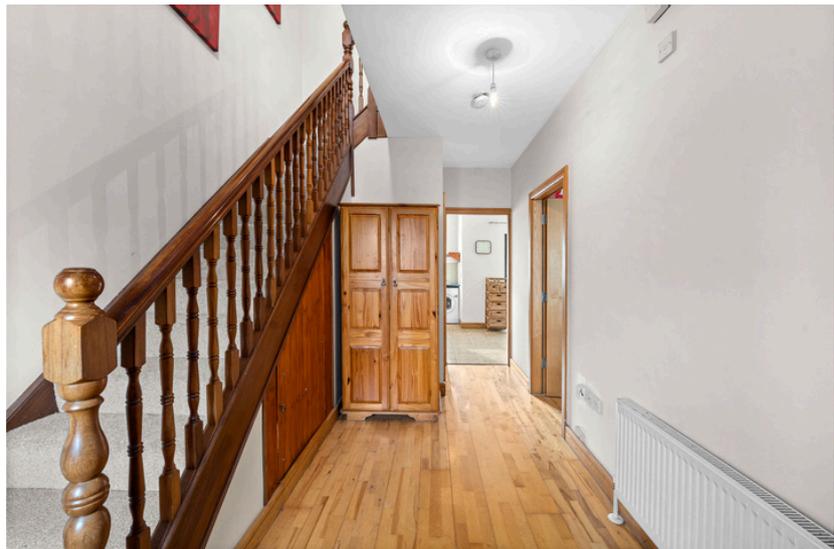
| FEATURES

- Approx. 100.96 Sq. M. / 1,087 Sq. Ft.
- Built in 2005/6 approx.
- BER B2
- Natural gas central heating
- Double glazed windows
- Three spacious bedrooms
- Three balcony areas
- Close to all local amenities
- Ideal first time buyer home or investment opportunity
- Previously rented for only €700 per month
- Rent was unchanged for over 10 years
- Property is vacant since November 2024
- Private parking space
- Managements fees €1,700 p.a. approx.

| RECEPTION HALLWAY

4.76m x 2.73m (15'6" x 8'9")

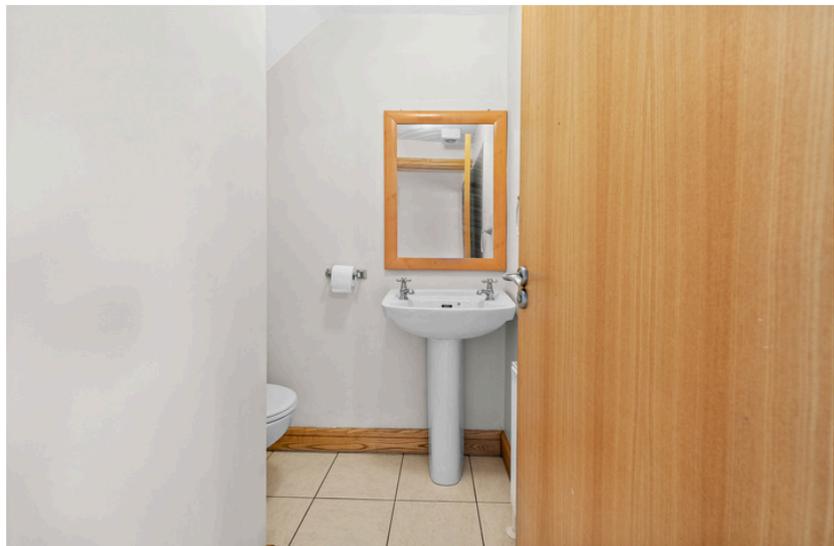
A teak front door with centre glass panelling allows access into the reception hallway. The spacious hallway has timber flooring, one window to the front of the property, radiator, centre light fitting, electrical service board, under stair storage, and a door to the guest w.c



| GUEST W.C

1.64m x 1.69m (5'3" x 5'5")

The guest bathroom features a two piece suite, tile flooring, centre light fitting, radiator and an extractor fan.



| LIVING ROOM

4.61m x 3.51m (15'1" x 11'5")

The living room has one window overlooking the front of the property, and a door allowing access to a small balcony area. This most spacious room has timber flooring, centre light fitting, radiator, and double doors allow access to the open plan kitchen/dining area.



| KITCHEN/DINING

3.54m x 6.35m (11'6" x 20'8")

The open plan kitchen/dining area has tile flooring, a large radiator, and recessed spot lighting throughout. There are two windows to the rear, and a glass door allows access to a second balcony area. The kitchen has modern fitted units at eye and floor level with extensive worktop counter and tile splashback, a stainless steel sink, fitted oven/hob/extractor fan, plumbing for a dishwasher, space for a washing machine, and space for a fridge freezer.



| STAIRS AND LANDING

4.74m x 2.73m (15'5" x 8'9")

The stairs and landing have carpet flooring throughout. The landing area has one window to the front of the property, a radiator, centre light fitting, access to the hot press which is shelved for storage, and solid doors lead into all rooms.



| BEDROOM 1

3.4m x 3.56m (11'1" x 11'6")

This double bedroom has one window to the rear of the property, and a glass door allowing access to a balcony area. The room has carpet flooring, centre light fitting, radiator, a built-in wardrobe unit for storage, and a door leads to the en suite bathroom.



| EN SUITE

1.86m x 1.62m (6'1" x 5'3")

The en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, floor and wall tiling, centre light fitting and an extractor fan.



| **BEDROOM 2**

2.58m x 3.57m (8'4" x 11'7")

Another double bedroom has two windows overlooking the front of the property, carpet flooring, radiator, neutral décor and centre light fitting.



| **BEDROOM 3**

2.76m x 2.33m (9'0" x 7'6")

This spacious single bedroom has one window overlooking the rear, carpet flooring, centre light fitting and a radiator.



| **MAIN BATHROOM**

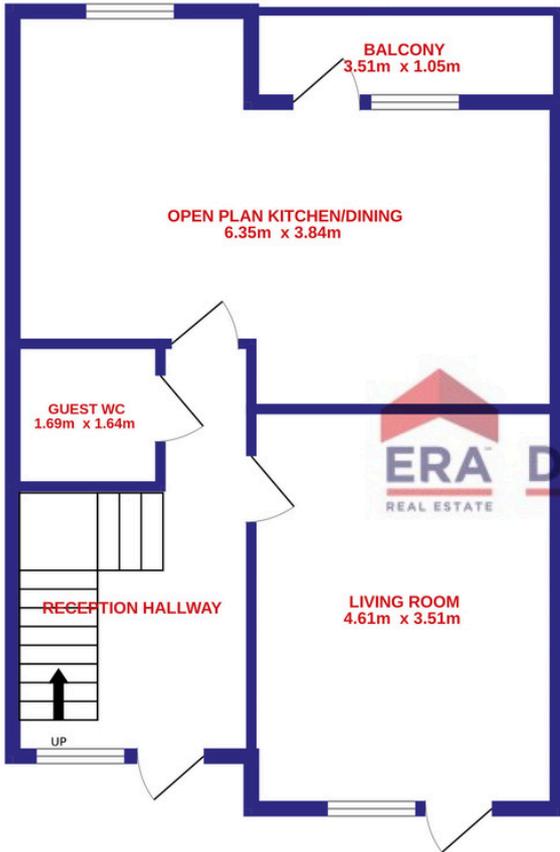
1.85m x 1.77m (6'0" x 5'8")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, floor and wall tiling, an extractor fan, centre light fitting, wall-mounted light fitting, radiator, and an access hatch to the attic.

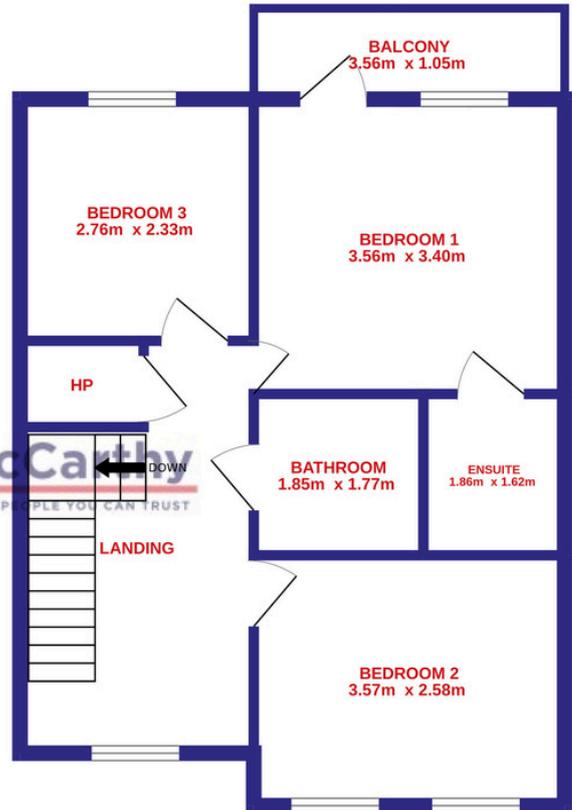


| FLOOR PLAN

GROUND FLOOR

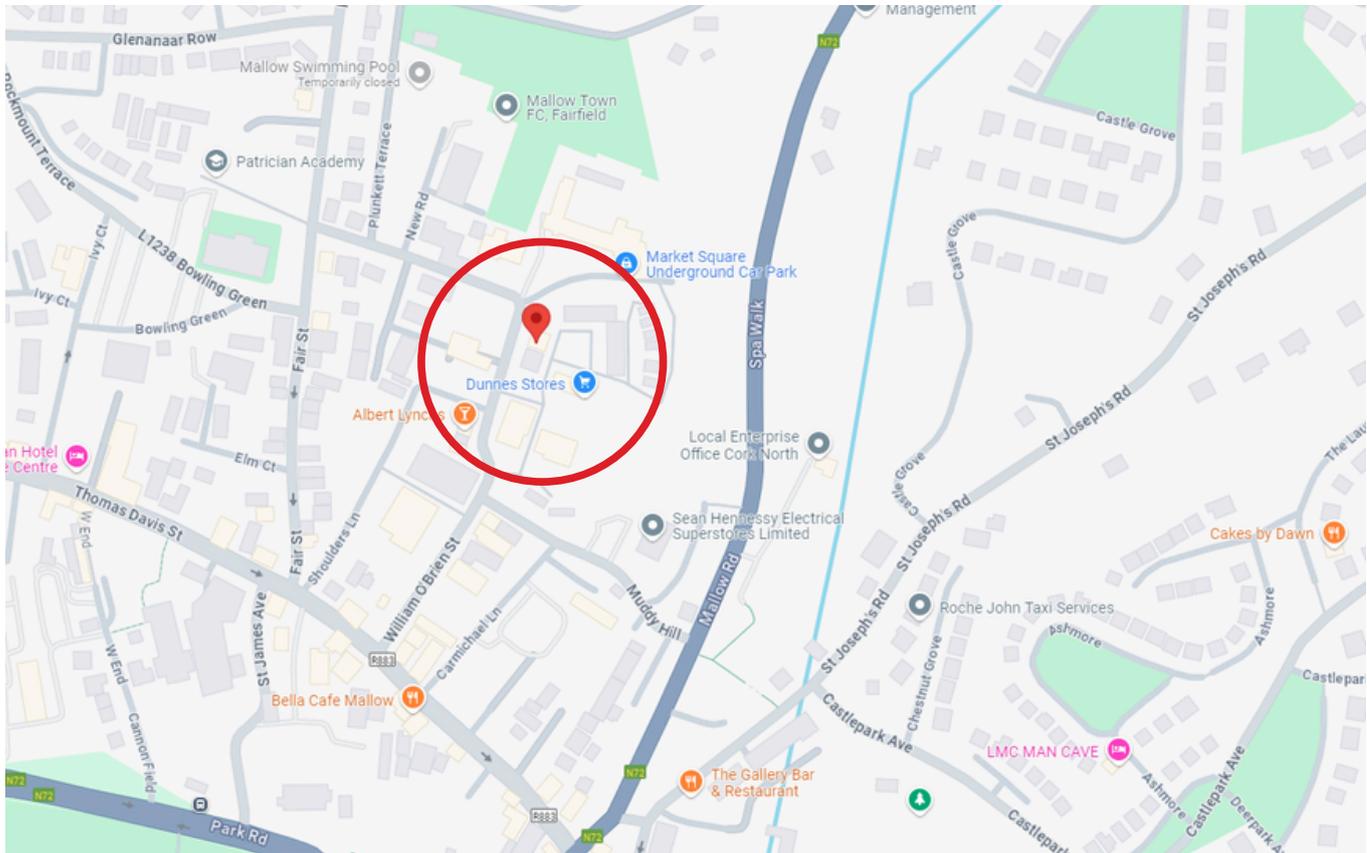


1ST FLOOR



| DIRECTIONS

Please see Eircode P51 NV99 for directions.



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