

2 The Cloisters, Church Road, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and ideally located substantial two bedroom ground floor apartment, positioned in the heart of Douglas Village. The property is presented in excellent condition throughout with a host of modern extras, and benefits from a south facing aspect over the enclosed front courtyard. Located within a 5 minute walk of the bustling and vibrant Douglas Village, the area offers a host of well renowned restaurants, bars, nightlife and family amenities. The property is sure to appeal to a wide variety of buyers within the market and early viewings are advised.

Accommodation consists of reception hallway, a superb open plan kitchen/living area overlooking the courtyard, two spacious double bedrooms both with accompanying en suite bathrooms, and extensive additional storage throughout.

AMV: €295,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 78 Sq. M. / 840 Sq. Ft.
- Built in 2000
- BER C1 with potential to increase to A3
- Two double bedrooms both with en suite bathrooms
- Fully enclosed & private south facing courtyard
- 1 x allocated parking space
- Electric heating & double glazed PVC and timber windows
- Attractive décor & a finished with a modern oak fitted kitchen
- Highly desirable location within a short walk to Douglas Village and all its amenities
- Management fees €1,700 per annum
- Current rent cap of €1,540 per month

| RECEPTION HALLWAY

7.37 x 1.21m (24'1" x 3'9")

A teak door with glass centre panelling allows access to the reception hallway. The fantastic spacious reception hallway features a mix of high quality wide plank semi-solid oak timber flooring, and carpet flooring. The area has attractive décor, covings around the ceiling, one electric radiator, one alarm control point, one power point, and a walk-in storage area. Double doors allow access to the open plan kitchen/dining/living area.



| OPEN PLAN

KITCHEN/DINING/LIVING

5.76m x 4.95m (18'8" x 16'2")

This magnificent south facing room features a modern solid oak fitted kitchen in a U-shape with extensive worktop counter and tile splashback. The kitchen includes a stainless steel bowl and a half sink, an integrated oven/hob/extractor fan, plumbing for a washing machine and dishwasher, and space for a fridge freezer. The area has tile flooring, attractive décor, covings around the ceiling, and one centre light piece.



The room offers comfortable, light filled living and dining accommodation which is finished with high quality semi solid oak flooring and a warm colour palette together with thoughtfully position feature light fittings. Direct access to the front court yard is gained from the room.



| MAIN HALLWAY

A main hallway with carpet flooring and attractive décor allows access to the two bedrooms at the rear of the property. Access to a walk-in storage area with shelving and hanging space, and to a lobby area which has a hot press shelved for storage is gained from this hallway.



| BEDROOM 1

4.83m x 3.01m (15'8" x 9'8")

A lobby off the hallway allows access to this spacious double bedroom which has one window to the rear of the property, including a curtain rail and curtains. The room has attractive décor, high quality carpet flooring and extensive built-in units with additional shelving. There is one centre light piece, one radiator, six power points, one television point, one telephone point.



| EN SUITE 1

2.04m x 1.7m (6'6" x 5'5")

Located off the lobby, this en suite bathroom features a four piece suite including a mains operated shower fitted over the bath. The area has floor and wall tiling, one centre light piece, one extractor fan, one wall-mounted light piece, and a Dimplex wall-mounted heater.



| BEDROOM 2

3.43m x 3.17m (11'2" x 10'4")

A spacious double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has attractive décor, high quality carpet flooring and built-in with additional shelving. There is one centre light piece, one radiator, six power points, one television point, and one telephone point. A door allows access to the en suite.



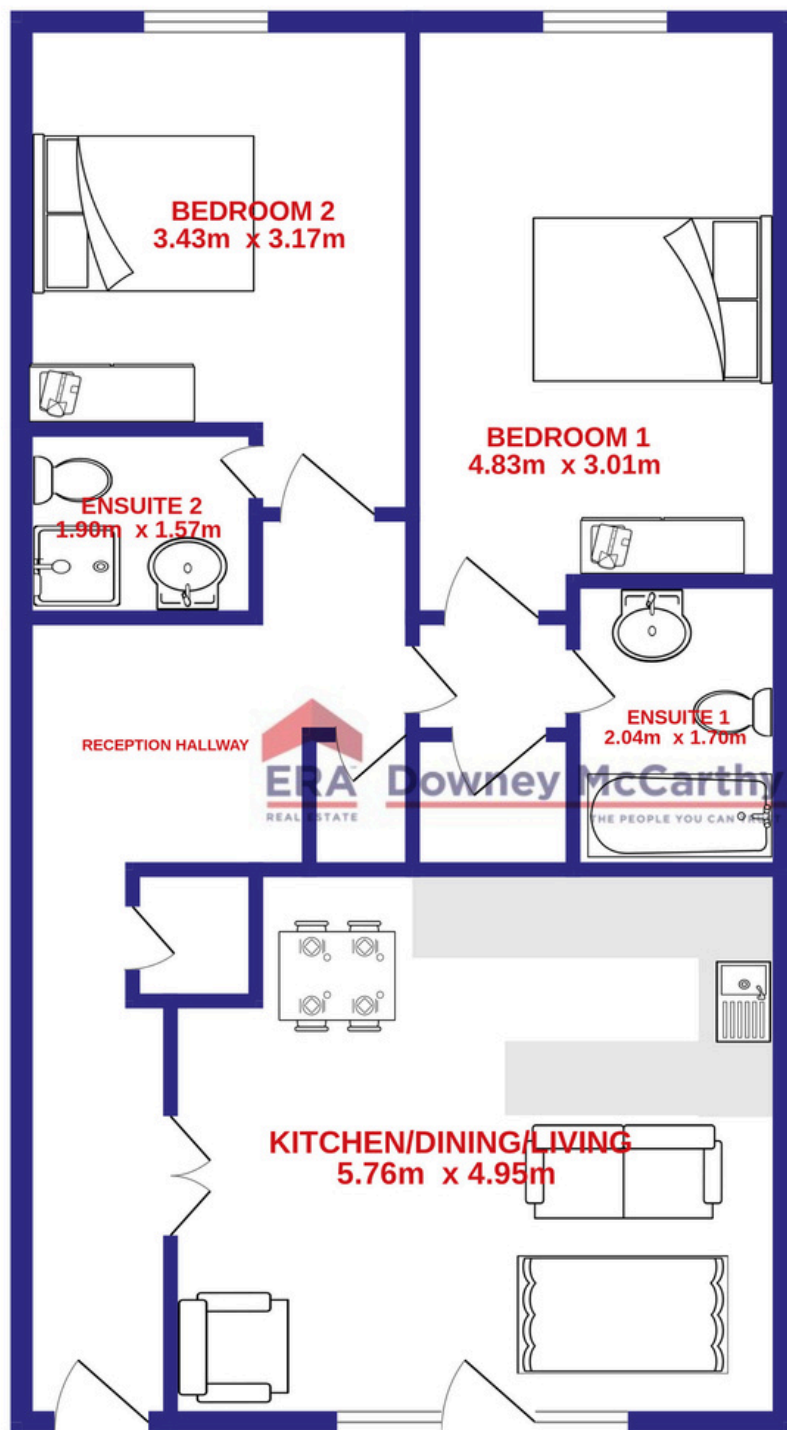
| EN SUITE 2

1.57m x 1.9m (5'1" x 6'2")

The en suite bathroom features a three piece suite including a Mira Sport electric shower. The room has impressive floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan, and one wall-mounted heater.



| FLOOR PLAN

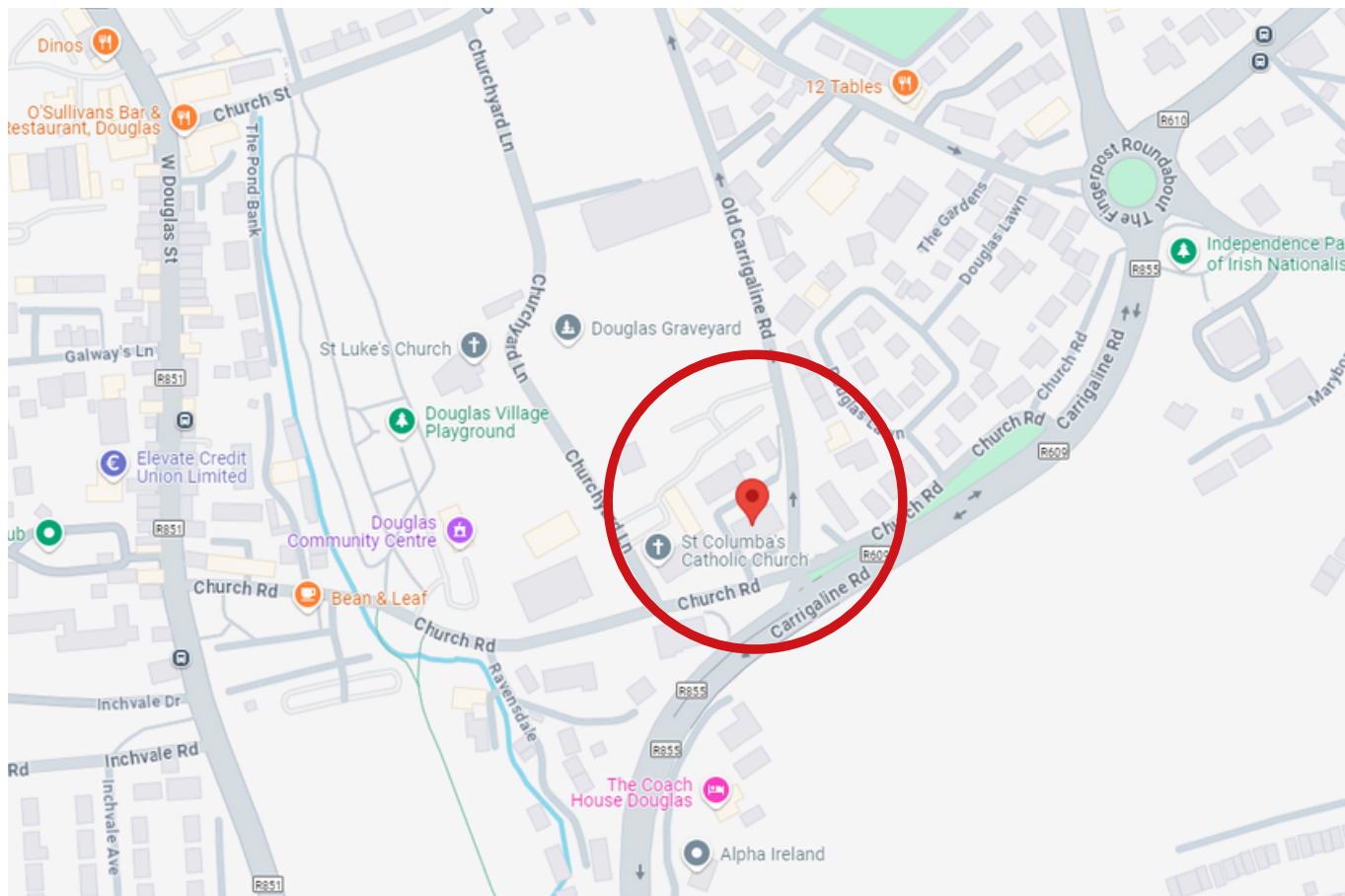


| GARDENS AND EXTERIOR



| DIRECTIONS

Please see Eircode T12 V400 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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