

## 4 Granary Wharf, Glenbrook, Passage West, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this truly magnificent, owner occupied, two bedroom duplex apartment in the highly acclaimed, gated riverside development of Granary Wharf, Glenbrook which offers picturesque views over Cork harbour and Cobh town. The property has been extensively refurnished in recent years and benefits from the addition of new triple glazed windows, a modern fitted kitchen, energy efficient electric radiators, high end flooring all combined with a tasteful warm colour palette.

Accommodation consists of a full staircase allowing access to a first floor landing which could be incorporated for use as a home office/ kids tv area. This in turn allows access to a magnificent, dual aspect, open plan kitchen/dining/living room incorporating high quality flooring, and a superb modern fitted kitchen. Upstairs the property offers two spacious double bedrooms and a generous sized shower room, and access to a generous sized attic which has been floored for storage.

**AMV: €265,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 90.12 Sq. M. / 970 Sq. Ft.
- Built in 1999
- BER C2 with potential to increase to A1
- Recently renovated with triple glazed windows & a modern fitted kitchen
- Superb high quality flooring throughout
- Picturesque estuary views to the rear
- Allocated parking space within a gated development
- Close proximity to Ringaskiddy, Carrigaline, Douglas and Cork City
- Management fee €1,400 per annum to include refuse, block insurance and general maintenance
- Ideal first time buy/investment opportunity
- Rental potential of €2,000 per month
- High speed broadband

## | RECEPTION HALLWAY

A composite door with portal glass window allows access to the main reception hallway. This area has a full staircase with carpet flooring and one centre light piece, which allows access to the first floor landing.



## | FIRST FLOOR STAIRS AND LANDING

3.68m x 2.73m (12'0" x 8'9")

This spacious landing area has carpet flooring and a Velux window to the front of the property which floods the area with natural light. The area offers an electric storage heater, and ample space for storage or for use as a workstation. There is one centre light piece, one smoke alarm, and a door from here allows access to a superb open plan kitchen/dining/living area.



## | OPEN PLAN

### KITCHEN/DINING/LIVING

8.29m x 5.31m (9'2" x 10'1")

A magnificent dual aspect room has one window to the rear of the property, one window to the front of the property, and a sliding door allowing access to a Juliet style balcony. The room has high quality laminate timber flooring throughout.

The kitchen features superb modern fitted units at eye and floor level in an L-shape with an extensive worktop counter and attractive tile splashback. The kitchen includes an integrated double oven/hob/extractor fan, fridge freezer, dishwasher, washing machine, dryer, larder unit, and integrated breakfast counter. There is one feature centre light piece and sixteen power points.

The light filled living/dining area has two light pieces, two electric radiators, attractive décor, six power points, one television point, and connection for high speed Wi-Fi.



## | SECOND FLOOR STAIRS AND LANDING

2.84m x 2.8m (9'3" x 9'1")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property with Venetian blind, one Velux window, one centre light piece, and a smoke alarm.



## | MAIN HALLWAY

2.69m x 2.12m (8'8" x 6'9")

The hallway allowing access to the bedrooms and bathroom has carpet flooring, one centre light piece and a Stira staircase allows access to a superb attic which has been floored and adds extensive storage space to the property.



## | BEDROOM 1

1.97m x 2.04m (6'4" x 6'6")

A superb double bedroom has two windows to the rear of the property which overlook the estuary and offers superb views over Cobh. The room has attractive décor, high quality carpet flooring, built-in units from floor to ceiling, one centre light piece, one electric radiator, four power points, one television point, and one telephone point.



## **| BEDROOM 2**

2.69m x 2.12m (8'8" x 6'9")

A spacious double bedroom has one window to the front of the property which includes a roller blind, a curtain rail and curtains. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one electric radiator, and four power points.



## **| SHOWER ROOM**

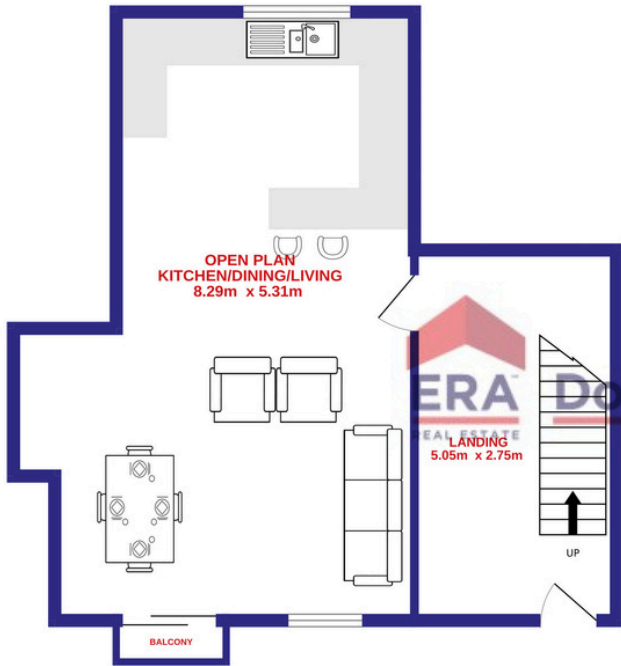
1.97m x 2.04m (6'4" x 6'6")

The shower room features a three piece suite including a large corner shower area incorporating a mains operated shower. The room has one window to the front of the property with Venetian blind, modern vinyl flooring, one centre light piece, one wall-mounted light piece, a heated towel rail, a wall-mounted heater, and a door allowing access to a shelved hot press.

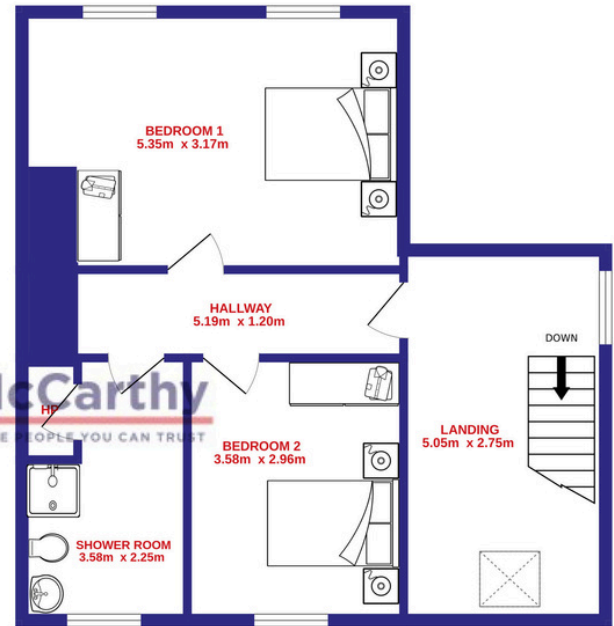


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 90.1 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.

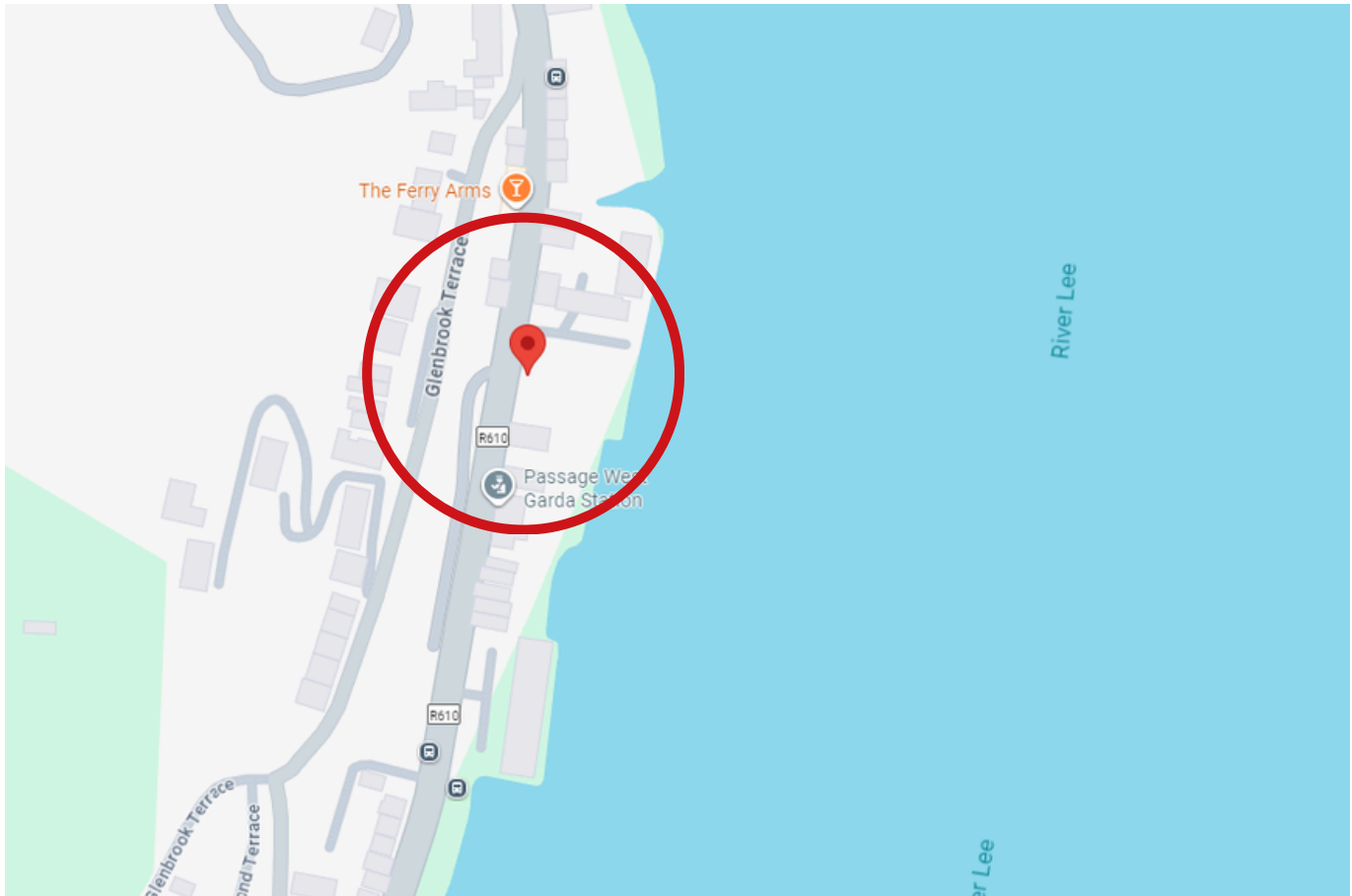
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## | EXTERIOR



## | DIRECTIONS

Please see Eircode T12 R897 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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