

4 Popes Quay Court, Popes Quay, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, two bedroom penthouse apartment in the highly sought after and conveniently located Popes Quay development in Cork city centre. The property benefits from a sunny south facing aspect and stunning views of Cork city centre, the River Lee and surrounding cityscape all of which can be enjoyed from a generous balcony.



AMV: €225,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacular south facing balcony offering fantastic city & River Lee views
- Approx. 54 Sq. M. / 581 Sq. Ft.
- Built in 1995
- BER C2
- Double glazed PVC windows & electric heating
- Modern fitted kitchen & bathroom suite
- Two spacious bedrooms
- City centre location close to all essential and recreational amenities
- Convenient location to UCC, Mercy Hospital, Tyndall Institute
- Management fees €1,793 per annum (reduced to €1,593 if Early Payment Discount is implemented)

| RECEPTION HALLWAY

3.22m x 1m (10'3" x 3'2")

An open porch allows access to a PVC door with glass centre panelling, in turn allowing access to the main reception hallway. The hallway has attractive décor with laminate timber flooring. The area has one centre light piece, two power points, one radiator, wall-mounted shelving, and access to a hot press which is shelved for storage. Double doors with glass panelling allow access to a superb, L-shaped, open plan kitchen/dining/living area.

| OPEN PLAN

KITCHEN/DINING/LIVING

4.33m x 6.05m (14'2" x 19'8")

This superb light filled room has double doors with glass panelling allowing access to a front south facing balcony. The entire room is finished with high quality laminate timber flooring. The kitchen featured modern fitted units at eye and floor level in a U-shape with extensive worktop counter space, a tiled splashback, and a breakfast counter area. The kitchen includes a stainless steel sink, an integrated oven/hob/extractor fan, fridge/freezer, dishwasher and plumbing for a washing machine. There is one centre light piece, one smoke alarm, and nine power points within the kitchen.



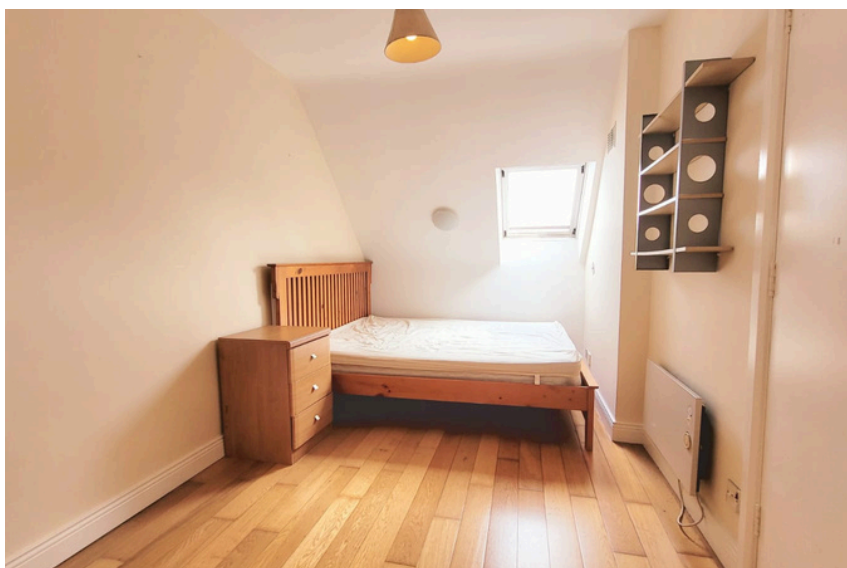
The living area has one feature centre light piece, two wall-mounted light pieces, one radiator, four power points, and one television point.



| BEDROOM 1

4.58m x 2.43m (15'0" x 7'9")

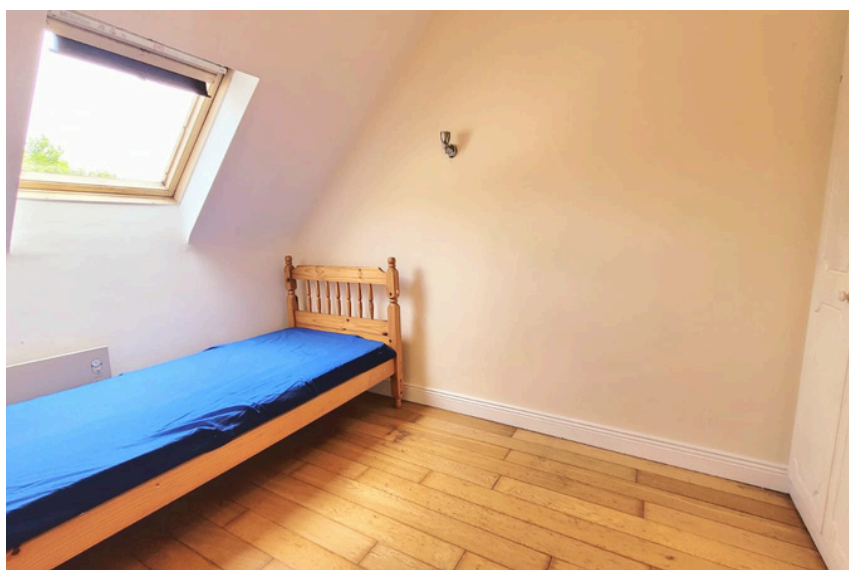
A superb double bedroom has one Velux window to the rear of the property, high quality oak timber flooring, one centre light piece, one television point, four power points, and one electric radiator.



| BEDROOM 2

3.57m x 2.4m (11'7" x 7'8")

A spacious single bedroom has one Velux window to the rear of the property, oak timber flooring and built-in storage from floor to ceiling with integrated workstation. There is one centre light piece, one wall-mounted light piece, two power points, one television point, and one electric radiator.



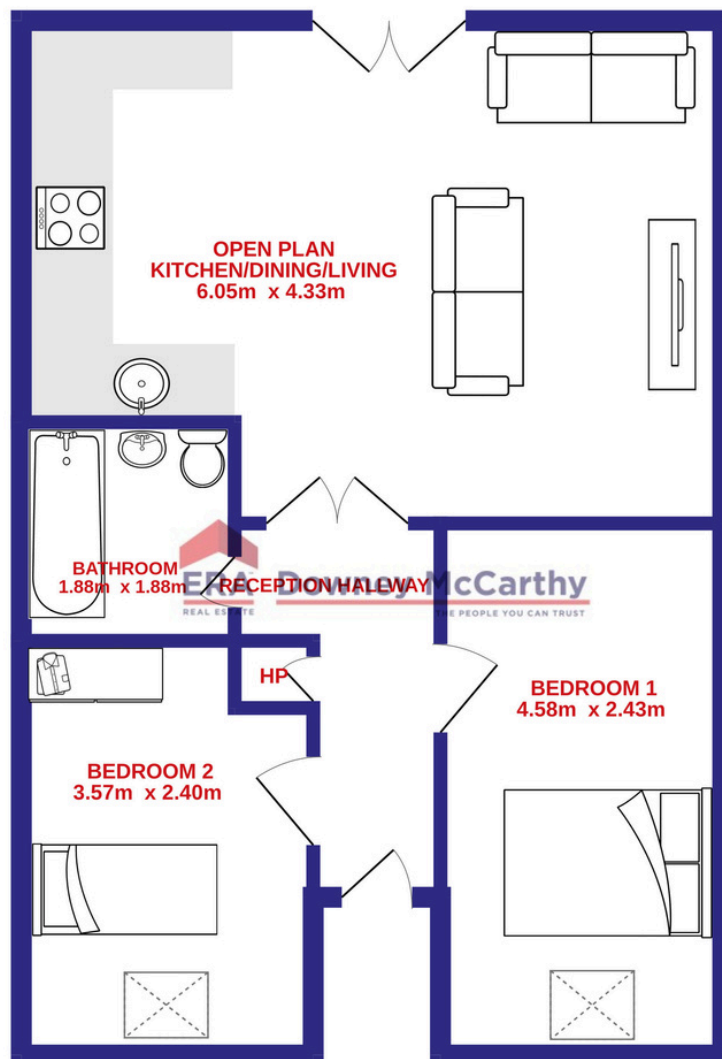
| BATHROOM

1.88m x 1.88m (6'1" x 6'1")

The main family bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath. The room offers modern floor and wall tiling, one centre light piece, one extractor fan, and wall-mounted storage.

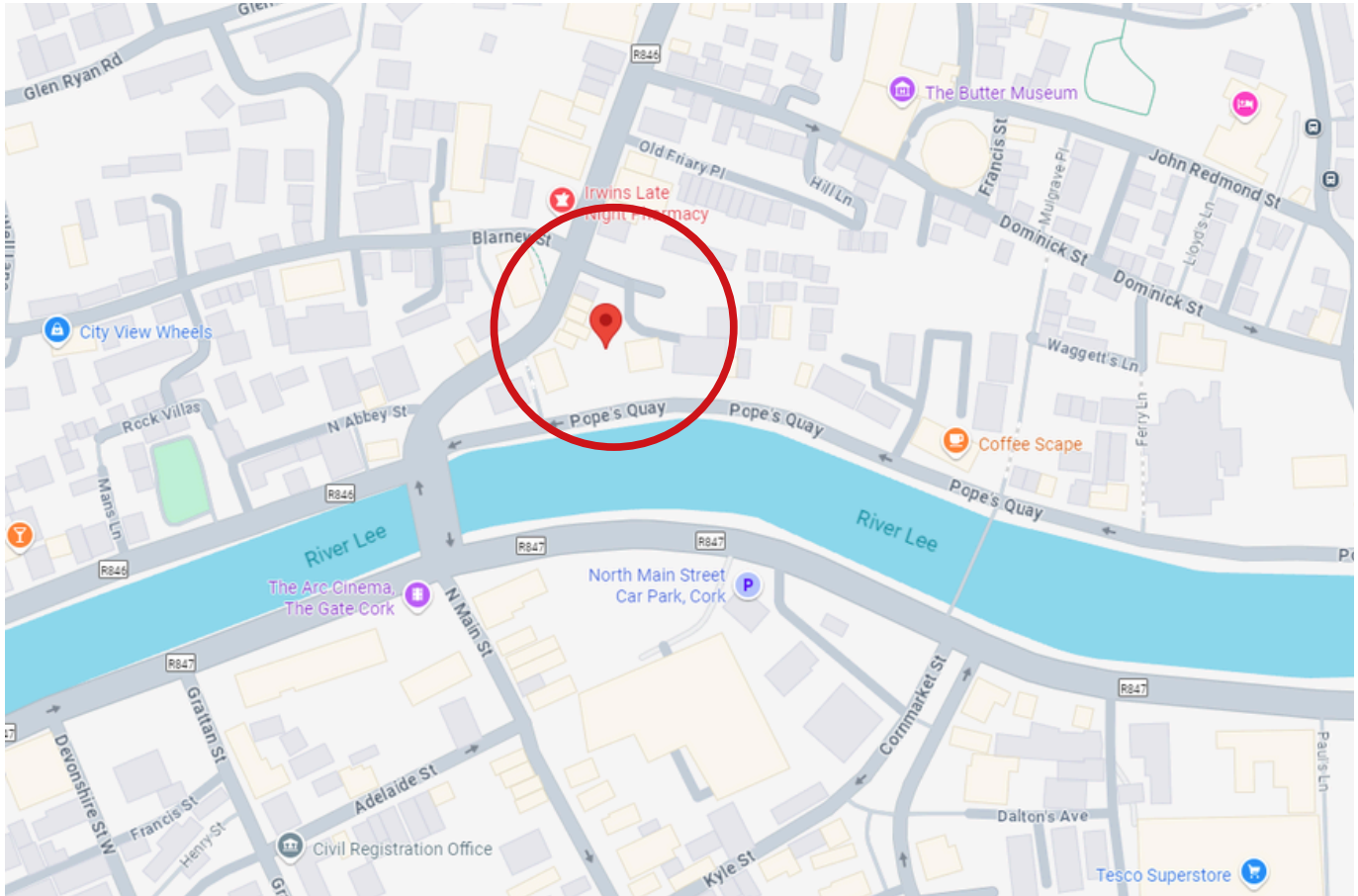


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T23 RH57 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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