

## 6 Holly Court, Broomfield Village, Midleton, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented two bedroom, first floor apartment located in the much acclaimed development of Holly Court, Broomfield Village, Midleton. The property offers bright, well proportioned accommodation complemented with a host of high end finishes including impressive laminate timber flooring, a modern fitted kitchen, and attractive bathroom suite. All of this combined with the properties favourable location within a five minute walk to Midleton train station allowing regular access to Cork city centre, as well as the town centre, is sure to attract a host of savvy purchasers within the market place.

Accommodation consists of a reception hallway, main hallway, living room, open plan kitchen/dining area, two spacious bedrooms, one en suite bathroom, a main family bathroom, and two walk-in storage areas.

**AMV: €245,000**

**BER B2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 71.2 Sq. M. / 766 Sq. Ft.
- Built approx. 2005
- BER B2 - Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating with a recently installed energy efficient boiler
- Double glazed windows
- First floor apartment with lift access
- Two spacious double bedrooms
- Modern fitted kitchen
- Secure gated complex
- 5 minutes' drive from Midleton town centre and all local amenities including schools, colleges, shops, supermarkets, restaurants and bars
- Close to Midleton train station and easy access to N25 road network, Jack Lynch Tunnel, Cork city centre
- Ideal first time buy/investment opportunity
- Vacant Possession
- Rental potential of €1,550 per month from November 2025

## | RECEPTION HALLWAY

1.11m x 5.15m (3'6" x 16'8")

An oak door allows access to the reception hallway, which is beautifully presented with high quality laminate timber flooring. The area has one centre light piece, one radiator, and a walk-in storage area with shelving.



## | MAIN HALLWAY

5.14m x 2.63m (16'8" x 8'6")

The main hallway features laminate timber flooring, one radiator, two power points, one centre light piece, and access to a hot press which is shelved for storage. Double doors with glass panelling allow access to the main living room from the hallway.





## | LIVING ROOM

3.73m x 4.15m (12'2" x 13'6")

A superb main living room has attractive neutral décor with high quality laminate timber flooring. Double doors to the rear allow access to a Juliet style balcony, which overlooks the communal green area. The room has two light pieces, eight power points, one radiator, one television point, and one thermostat control for the heating.



## | KITCHEN/DINING AREA

3.13m x 3.87m (10'2" x 12'6")

This open plan kitchen/dining area features high quality modern fitted units at eye and floor level in an L-shape with extensive worktop counter space. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine and dishwasher, and space for a fridge freezer. There is one window to the rear, two light pieces, tile flooring, one radiator, extensive dining space, and fifteen power points.



## | BEDROOM 1

3m x 3.61m (9'8" x 11'8")

A spacious double bedroom has one window to the front of the property, including a curtain rail and curtains. The room has high quality laminate timber flooring, attractive décor, and extensive built-in storage space from floor to ceiling. There is one centre light piece, one radiator, six power points, and a door allowing access to the en suite bathroom.



## | EN SUITE

2.46m x 1m (8'0" x 3'2")

The en suite features a three piece suite including a shower cubicle incorporating a mains operated shower. There is floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan, wall-mounted shelving, and one radiator.



## | BEDROOM 2

2.61m x 3.7m (8'5" x 12'1")

A spacious double bedroom has one window to the front of the property, including a curtain rail and curtains. The room has high quality laminate timber flooring, attractive décor, and built-in storage from floor to ceiling. There is one centre light piece, one radiator, and four power points.



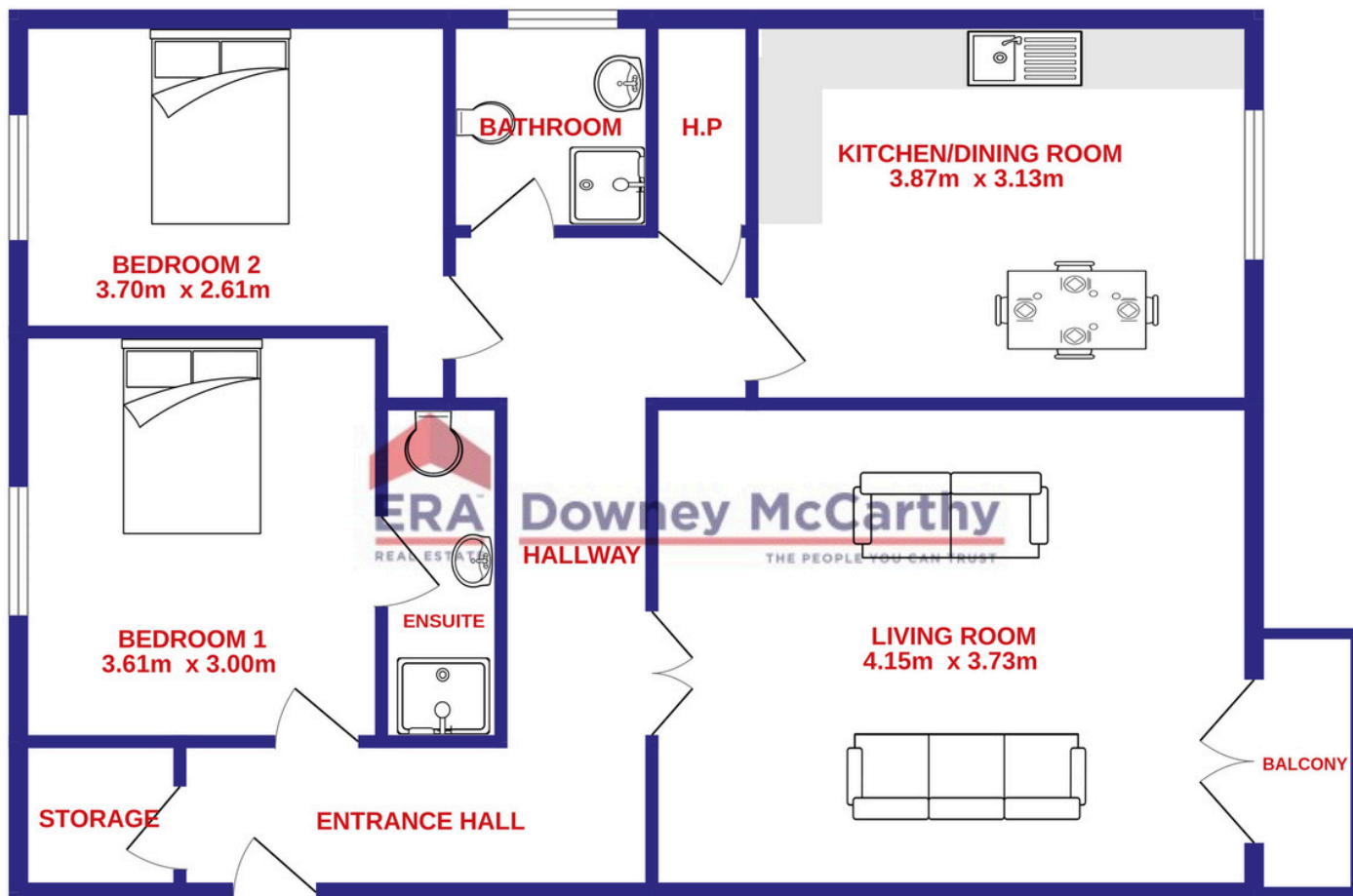
## | BATHROOM

1.73m x 2.2m (5'6" x 7'2")

A superb family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, one window to the side of the property, one centre light piece, one wall-mounted light piece, one extractor fan, one radiator, and wall-mounted shelving.



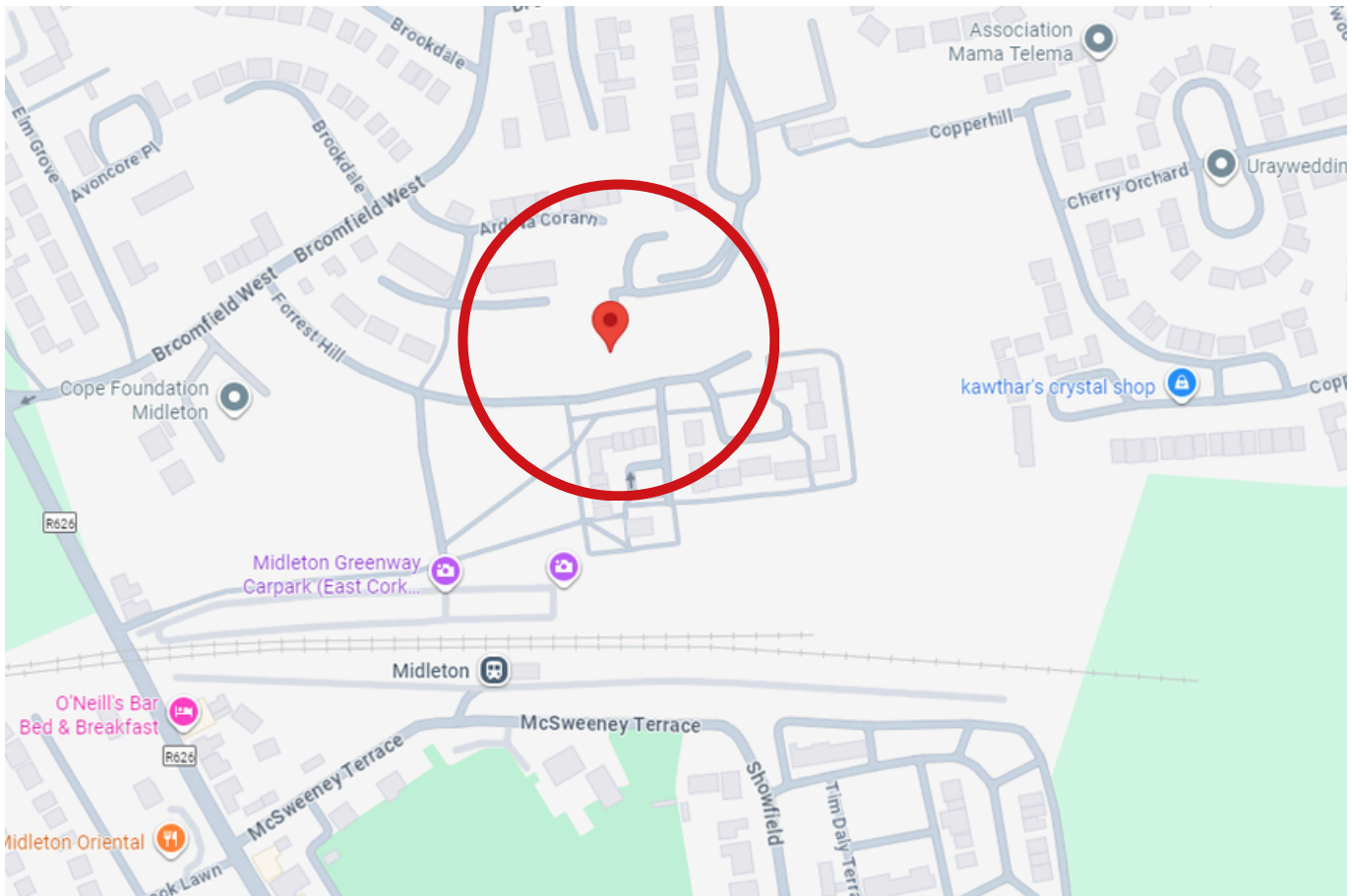
## | FLOOR PLAN





## | DIRECTIONS

Please see Eircode P25 KR98 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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