

44 Trinity Court, White Street, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this superbly presented, two bedroom, third floor apartment within the much acclaimed development of Trinity Court in the heart of Cork city. The property benefits greatly from its positioning close to all major amenities, public transport hubs and employers to include University College Cork, South Infirmary Hospital and Cork College of Commerce.



AMV: €295,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Not rent capped
- Approx. 69.93 Sq. M / 753 Sq. Ft.
- Built in 2002
- BER B2 – Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Double glazed PVC windows
- Two double bedrooms
- Balcony area
- Flooded with natural light
- Well-presented throughout
- Ideal city centre location
- A stones' throw from a host of amenities including gym, shops, supermarkets, bars, restaurants, pharmacy, bus routes
- Management fees €2,193 (reduced with 15% discount with an Early Payment Discount)

| RECEPTION HALLWAY

2.19m x 2.25m (7'1" x 7'3")

A timber door allows access to the main reception hallway. The hallway features high quality timber effect tile flooring, neutral décor, recessed spot lighting, power points, access to the hot press, and one radiator.



| OPEN PLAN KITCHEN/LIVING/DINING

7.94m x 4.61m (26'0" x 15'1")

This is a beautiful and bright open plan kitchen/dining/living area which features recessed lighting, high quality timber effect tile flooring, and neutral décor throughout. The room is dual aspect, with one window overlooking the front of the property, and a glass door and accompanying window to the rear allows access to the west facing balcony area.

The kitchen/dining area features modern fitted units at eye and floor level work, with worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, integrated fridge freezer, a stainless steel sink, plumbing for a washing machine, and power points. There is one large radiator and a smoke alarm.

The living area has one large radiator, plenty of space for a couch suite, and power points.



| BEDROOM 1 4.23m x 3.36m (13'8" x 11'0")

This superb and spacious double bedroom has one large window to the rear of the property, flooding the area with extensive natural light. The area has new carpet flooring, one centre light piece, attractive neutral décor, built-in storage and vanity unit, one large radiator, and ample power points. A door allows access to the en suite.



| EN SUITE

1.08m x 2.18m (3'5" x 7'1")

The en suite bathroom features a three piece suite, floor and wall tiling, one extractor fan, and one centre light piece.

| BEDROOM 2

5.31m x 2.67m (17'4" x 8'7")

Another generous sized double bedroom has one window to the rear of the property, new carpet flooring, one centre light piece, one large radiator, attractive neutral décor, built-in storage and vanity unit, and power points.



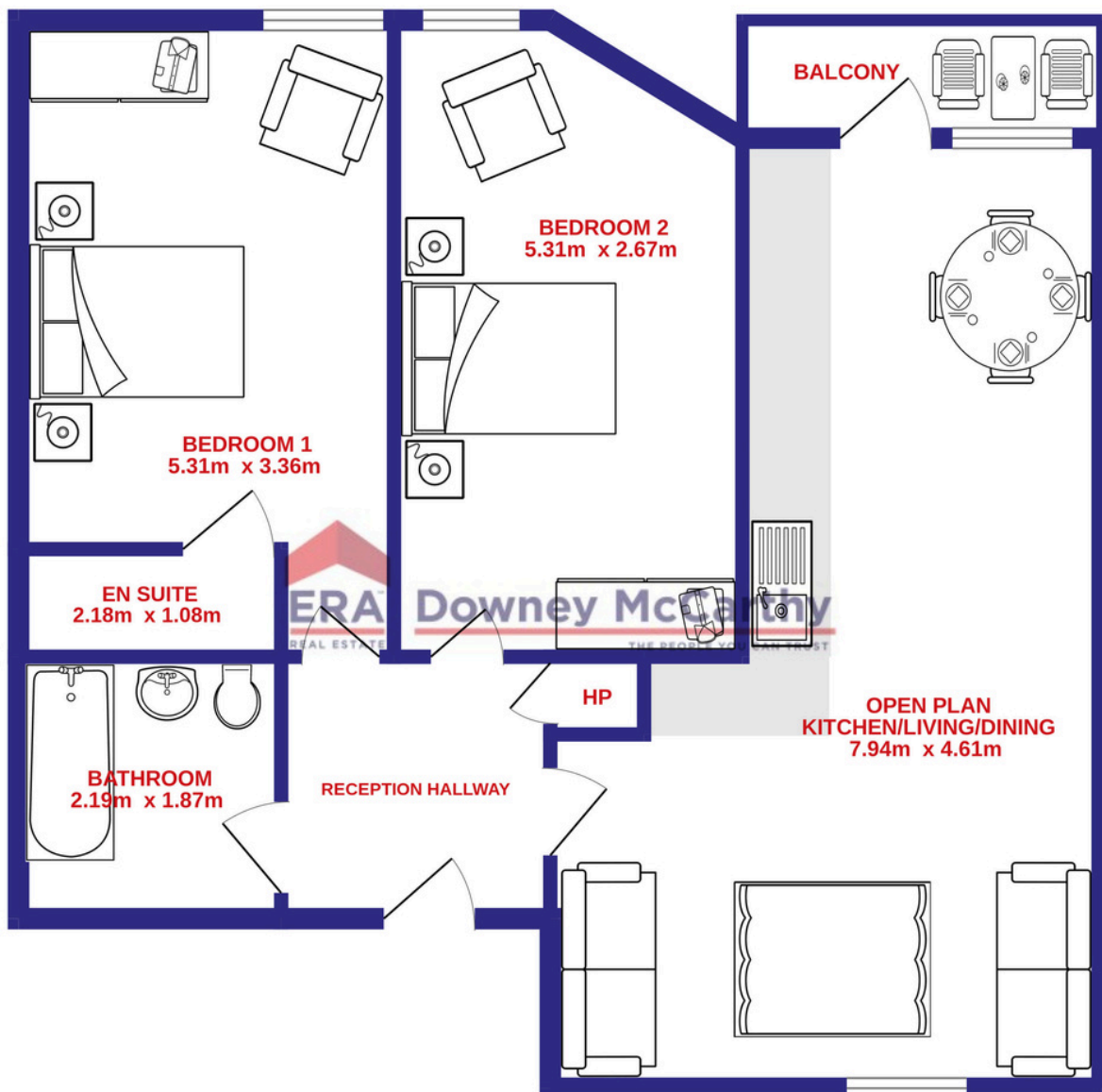
| BATHROOM

1.87m x 2.19m (6'1" x 7'1")

The main bathroom features a four piece suite, attractive floor and wall tiling throughout, one centre light piece, two recessed spot lights, one radiator, and neutral décor.

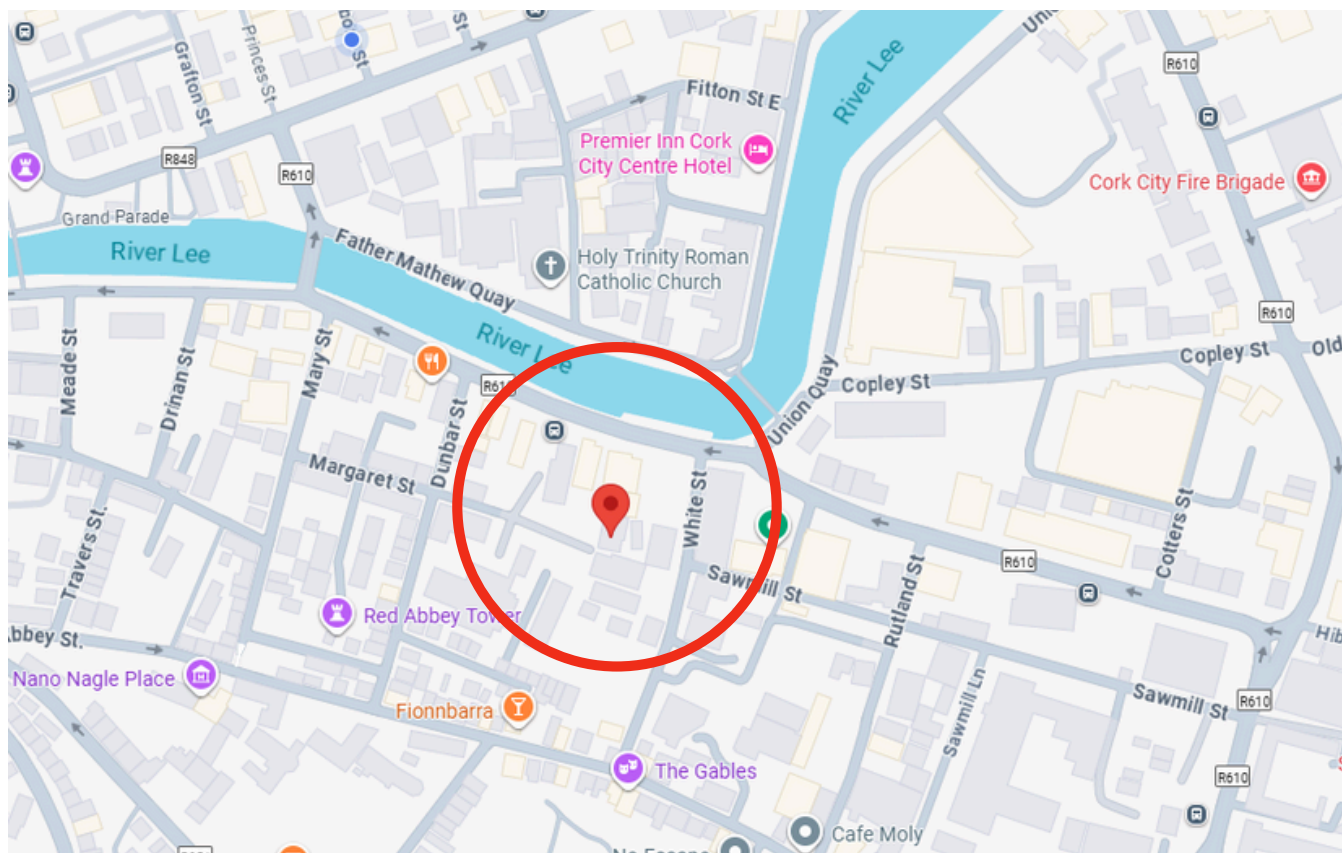


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 TP92 for directions.



| ALL ENQUIRIES TO:

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Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.