

64 The Avenue, Garrane Darra, Wilton, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three bedroom duplex apartment within the much acclaimed development of Garrane Darra, Wilton. An ideal first time buy/investment, this property benefits from a superb balcony area, attractive finishes, and its ideal location convenient to a host of local amenities as well as being within walking distance to CUH and Wilton Shopping Centre.

Accommodation consists of reception hallway, guest w.c, living room, and open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious double bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €345,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacular owner occupied 3 bedroom duplex - No rent cap applicable
- Rental potential in the region of €2,500 per month
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Approx. 120.9 Sq. M. / 1,301 Sq. Ft.
- Built in 2004
- Gas fired central heating – new boiler fitted
- Double glazed PVC windows
- Three spacious double bedrooms
- Magnificent rear balcony allowing access to communal gardens
- Allocated parking space
- Close to all amenities including supermarkets, shops, petrol stations, gym, bars, restaurants
- Walking distance to CUH/CUMH and Wilton Shopping Centre
- Easy access to the South Link Road Network
- Block Management by ERA Downey McCarthy
- Management fees €1,610 per annum inc. Refuse, Insurance & General Repairs/Maintenance

| RECEPTION HALLWAY

4.48m x 3.42m (14'6" x 11'2")

A timber door allows access into the main reception hallway. The welcoming hallway features attractive semi-solid timber flooring, one window to the front of the property including a curtain rail and curtain and attractive neutral décor. There is one centre light piece, one radiator, extensive under stair storage, and a door allows access to the guest w.c.



| GUEST W.C

1.34m x 1.44m (4'3" x 4'7")

The guest w.c features a two piece suite with attractive tiling throughout. There is neutral décor, one centre light piece, one extractor fan, and one radiator.



| LIVING ROOM

4.51m x 4.01m (14'7" x 13'1")

The superb main living room has glass double doors allowing access to the balcony area to the rear. The room has laminate timber flooring, one feature centre light piece, a feature gas fireplace, attractive neutral décor, built-in storage, and one radiator.



| OPEN PLAN KITCHEN/DINING

8.3m x 3.32m (27'2" x 10'8")

This spacious dual aspect room has one large window to the rear of the property, and one window to the front. The dining area has semi-solid timber flooring, one centre light piece, one radiator, and neutral décor. An open arch allows access to the kitchen.



The kitchen features solid fitted units at eye and floor level in an L-shape with extensive worktop counter, tile splashback, and a breakfast counter. The kitchen includes an integrated oven/hob/extractor fan, stainless steel sink, plumbing for a washing machine, plumbing for a dishwasher, space for a dryer, and space for a fridge freezer. The area has tile flooring, recessed spot lighting, ample power points, and one radiator.



| STAIRS AND LANDING

3.84m x 1.16m (12'5" x 3'8")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece, access to the hot press, and a Stira staircase allowing access to the partially floored attic.



| BEDROOM 1

3.9m x 3.3m (12'7" x 10'8")

This superb double bedroom has one window to the front of the property finished with carpet flooring and attractive décor. There is one centre light piece, six power points, one tv point and one radiator. A door allows access to the en suite bathroom.



| EN SUITE

0.9m x 2.45m (2'9" x 8'0")

The en suite bathroom features a three piece suite including a shower cubicle incorporating a Mira Sport electric shower. The room has vinyl waterproof flooring, tiled walls, one centre light piece, an extractor fan, and one radiator.



| BEDROOM 2

4.52m x 3.29m (14'8" x 10'7")

This spacious double bedroom has one window to the rear of the property finished with carpet flooring and an attractive décor colour palette. There is one centre light piece, one radiator, and built-in wardrobe units for storage.



| BEDROOM 3

3.18m x 3.31m (10'4" x 10'8")

A generous sized double bedroom has one window to the rear of the property with carpet flooring and attractive décor. There is one centre light piece, one radiator, and built-in wardrobe units for storage.



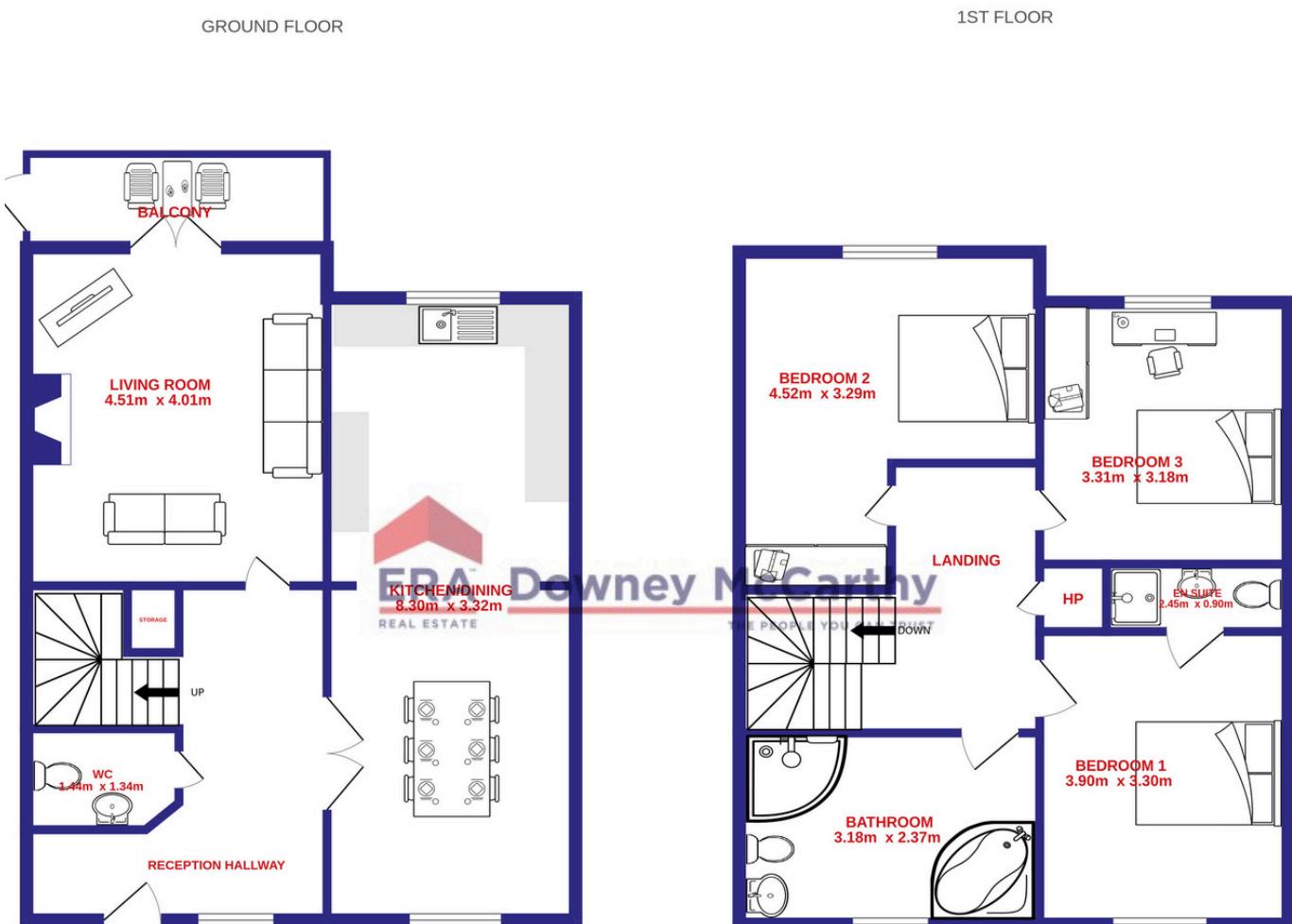
| BATHROOM

2.37m x 3.18m (7'7" x 10'4")

This spacious family bathroom features a four piece suite including a Jacuzzi bath and separate shower cubicle incorporating a Mira Go power shower. The room has attractive tiling, one centre light piece, one frosted window to the front of the property, and one radiator.



| FLOOR PLAN



| GARDENS AND EXTERIOR

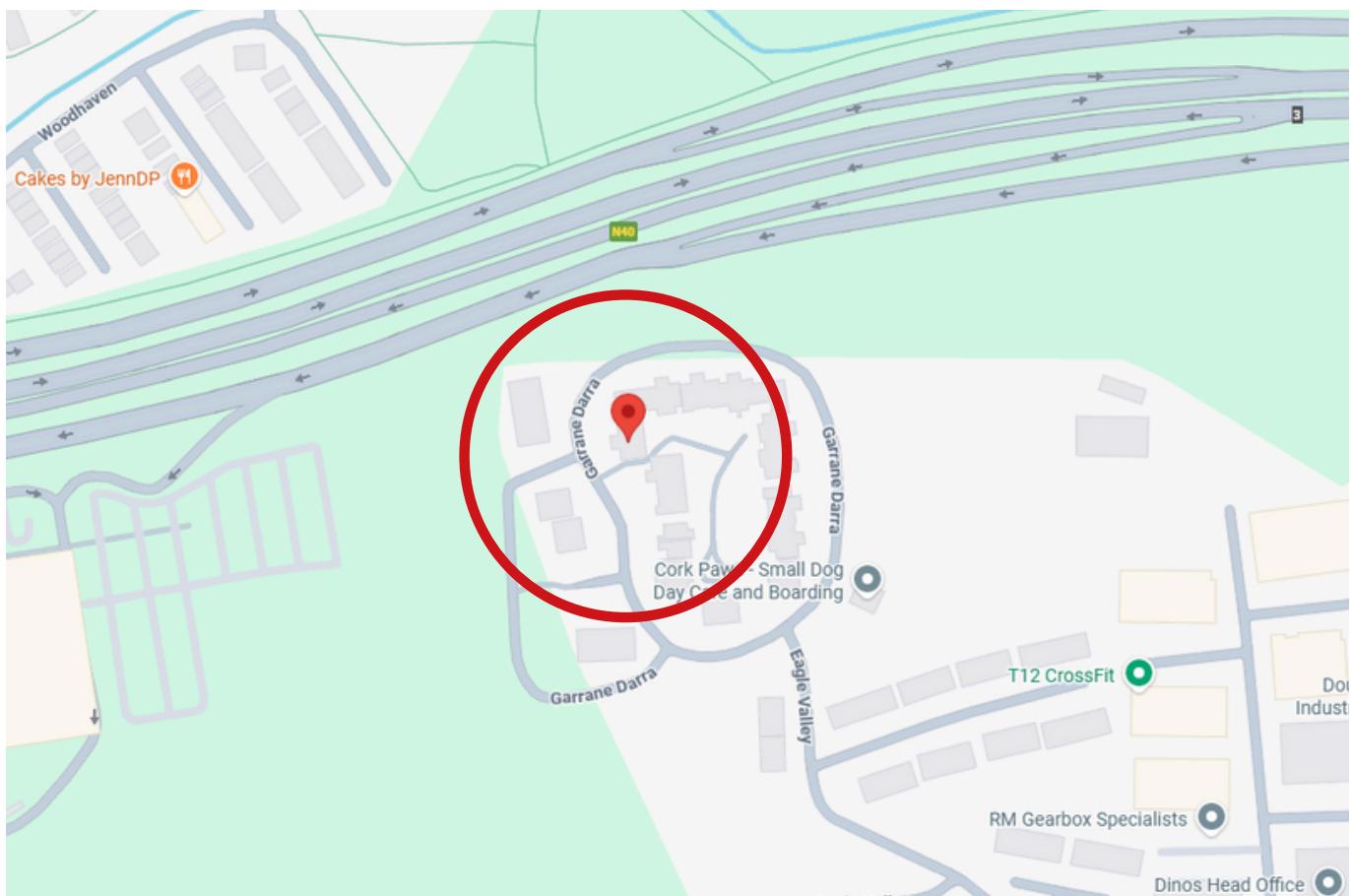


The property is accessed via a shared communal entrance and stairs leading to the front door.

The rear of the property has a balcony fully enclosed with block built walls and railings. There is a gate leading down to the immaculately maintained communal gardens within the development.

| DIRECTIONS

Please see Eircode T12 WC91 for directions.



| ALL ENQUIRIES TO:

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