

## 74 Tivoli Woods, Tivoli, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb, recently refurbished two bedroom, first floor apartment boasting spectacular southerly and westerly aspects with panoramic views over the River Lee. Ideally located, the property is within close proximity to a host of local amenities including the Clayton Hotel Silversprings, the Jack Lynch Tunnel, and the M8 motorway network. A wide selection of amenities are located within easy reach of the property to include a regular bus route to Cork city centre, schools, shops, churches, pubs, restaurants, and sports facilities, making this an exceptionally convenient and desirable location.

The bright and well proportioned accommodation comprises a welcoming reception hallway and main hallway, a sunny living room, a fully fitted kitchen, two large double bedrooms (including one en suite), and a modern shower room.

This property represents an excellent opportunity for first time buyers, downsizers, or investors seeking a stylish home in a prime location.

**AMV: €265,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

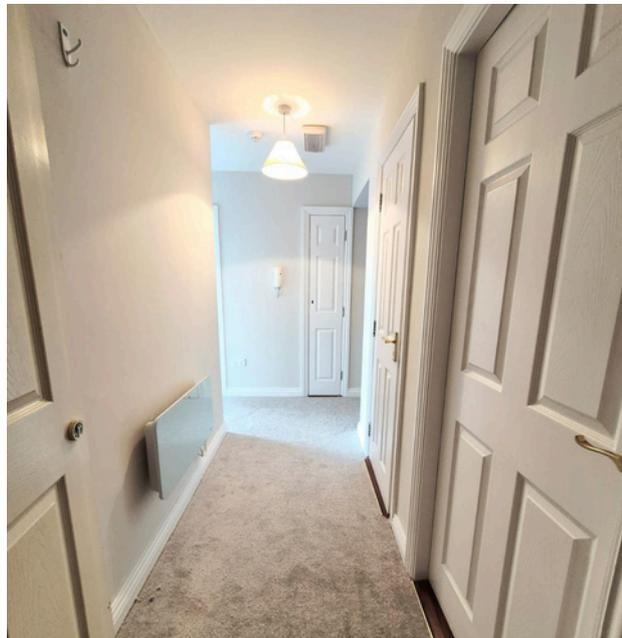
## | FEATURES

- Stunning newly refurbished 2 bedroom apartment with spectacular river views & south and westerly aspects
- Superb investment opportunity / No rent cap
- Newly repainted and new carpet flooring
- Approx. 73.5 Sq. M. / 791 Sq. Ft.
- Built in 1994
- BER C3
- Electric heating & double glazed windows
- Two spacious double bedrooms (one en suite)
- Secure gated complex
- Ideal first time buy/downsizing/investment opportunity
- 10 minute drive from Cork city centre, Mahon Point and Little Island

## | RECEPTION & MAIN HALLWAY

3.58m x 1.18m (11'7" x 3'8")

The reception hallway features new carpet flooring, one centre light piece, one radiator, and access to built in storage. The main hallway (4.45m x 0.96m) has new carpet flooring, one centre light piece, a mains operated smoke alarm, and a hot press area which is shelved for storage.



## | LIVING ROOM

3.97m x 4.97m (13'0" x 16'3")

A superb dual aspect main living room benefits from southerly and westerly aspects, flooding the area with extensive natural light and offering superb views over the River Lee, Pairc Ui Chaoimh, and Marina Walkway. The room has new carpet flooring, curtain rails and curtains to both windows, one centre light piece, one electric radiator, a feature fireplace with electric stove, eight power points, and one television point.



## | KITCHEN

2.91m x 2.46m (9'5" x 8'0")

The kitchen features fitted units at eye and floor level in an L-shape with extensive worktop counter space with a tile splashback. There is one window to the side of the property, one centre light piece, one radiator, and tile flooring. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine and dishwasher, and a stainless steel sink with drainer unit.



## | BEDROOM 1

3.93m x 3.82m (12'8" x 12'5")

A large double bedroom has one window to the rear of the property. The room offers new carpet flooring, built-in storage units from floor to ceiling with an integrated workstation, one centre light piece, one radiator, six power points, one television point, and one telephone point.



## | EN SUITE

2.9m x 1.81m (9'5" x 5'9")

The en suite bathroom features a three piece suite and offers tiling throughout. There is one window to the side of the property, one centre light piece, a wall-mounted light piece, one wall-mounted heater, and built-in storage.



## | **BEDROOM 2**

2.76m x 4.98m (9'0" x 16'3")

A large double bedroom has one window to the rear including a curtain rail and curtains. The room has attractive décor, new carpet flooring, an extensive array of built-in storage units, one centre light piece, one radiator, and four power points.



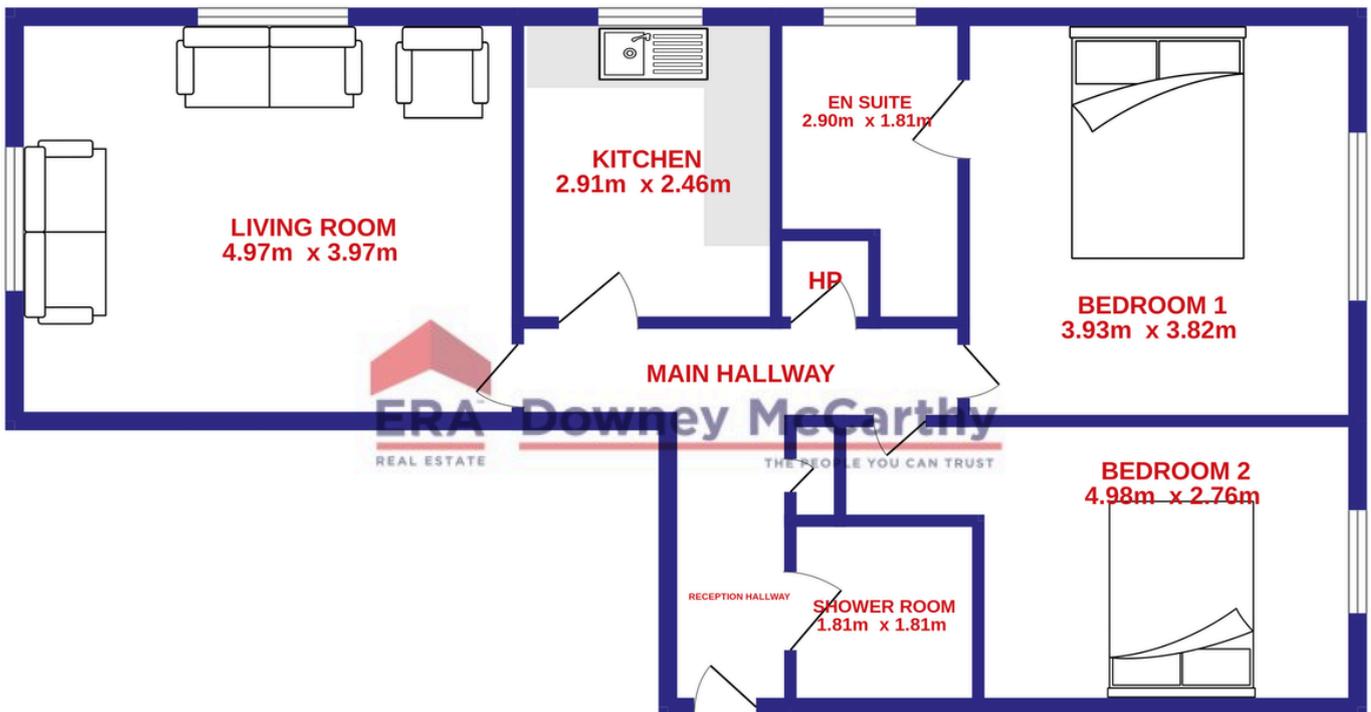
## | **SHOWER ROOM**

1.81m x 1.81m (5'9" x 5'9")

The shower room features a three piece suite with a corner shower area incorporating a Triton Trance electric shower. The room has tiling throughout, one centre light piece, one extractor fan, one wall-mounted heater, one wall-mounted light piece, and a vanity area with integrated storage.

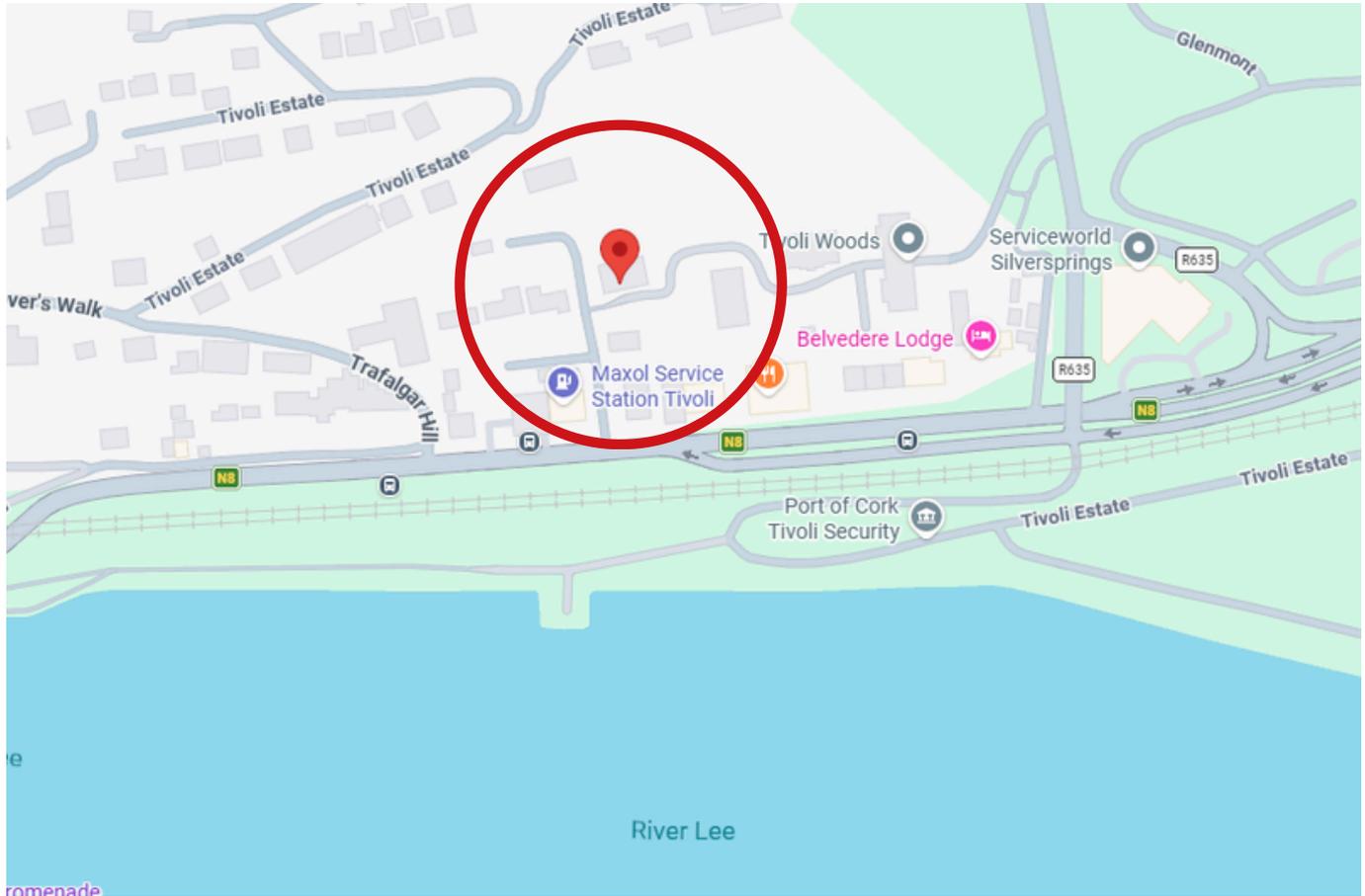


## | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T23 WC93 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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