

3 Sunview Court, South Douglas Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this recently modernised and conveniently located two bedroom ground floor apartment, positioned at the city end of the South Douglas Road close to all essential and recreational amenities and just a 20 minute walk from Cork city centre. An ideal starter or down sizer home, viewing comes highly recommended to appreciate what this fabulous property has to offer.

The accommodation comprises a welcoming reception hallway, a bright open plan kitchen/dining/living area, rear hallway, two spacious double bedrooms (one with en suite bathroom), and the main family bathroom.

AMV: €295,000



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PSRA No. 002584

| FEATURES

- Approx. 66.1 Sq. M. / 711 Sq. Ft.
- Built in 2005
- BER B2 – Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating / Double glazed windows
- Recently repainted and refloored
- Two spacious double bedrooms
- Sought after gated complex
- Fantastic location just off the South Douglas Road
- Close to a host of amenities including primary and secondary schools, montessori, shopping centres, shops, banks, restaurants, pharmacy
- Ideal first time buy

| RECEPTION HALLWAY

A teak door with glass centre panelling allows access to the reception hallway. The reception hallway features vinyl flooring, recessed spot lighting and an alarm control point. A door with glass panelling leads you through to the open plan kitchen/dining/living area from here.

| OPEN PLAN KITCHEN/DINING/LIVING

5.95m x 5.48m (19'5" x 17'9")

A superb open plan room features a mix of laminate timber flooring within the living/dining area, and tile flooring within the kitchen. There are two large windows overlooking the front of the property flooding the room with an abundance of natural light.



The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, dishwasher, fridge freezer, and plumbing for a washing machine. There is one centre light piece, one smoke alarm, ten power points, and one radiator.



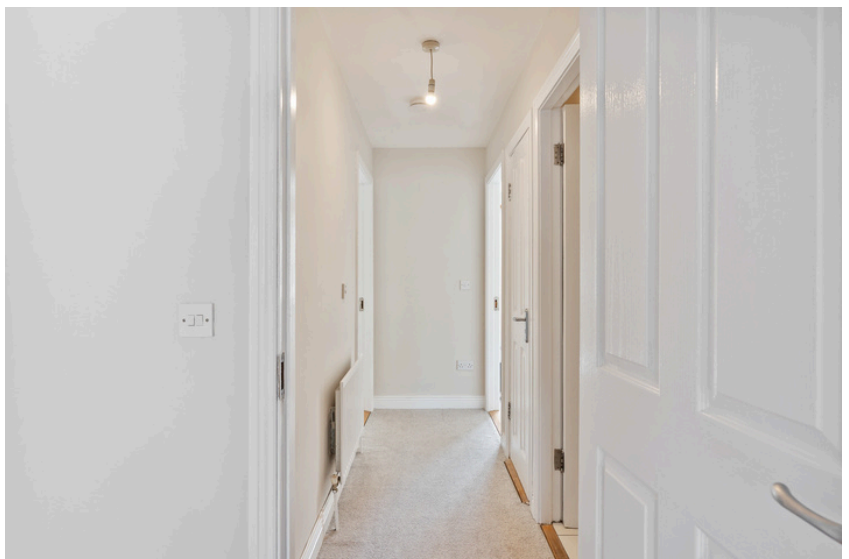
The room offers plentiful living and dining space. The area has two centre light pieces, one large radiator, eight power points, one telephone point, one television point, and a thermostat control for the heating.



| REAR HALLWAY

3m x 1.05m (9'8" x 3'4")

This area has new carpet flooring, one centre light piece, one radiator, and access to a hot press which is shelved for storage.



| **BEDROOM 1**

4.19m x 2.81m (13'7" x 9'2")

A large double bedroom has one window to the rear of the property, and a PVC door with glass panelling allows access to a rear patio. The room has attractive décor, carpet flooring, one centre light piece and built-in storage units, one radiator, six power points, and one television point. A door allows access to the en suite bathroom.



| **EN SUITE**

1.81m x 1.8m (5'9" x 5'9")

The en suite features a three piece suite including a corner shower cubicle incorporating a Triton Shannon electric shower. The room has floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan, and one radiator.



| **BEDROOM 2**

3.39m x 2.57m (11'1" x 8'4")

A spacious double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has built-in storage units, one radiator, six power points.



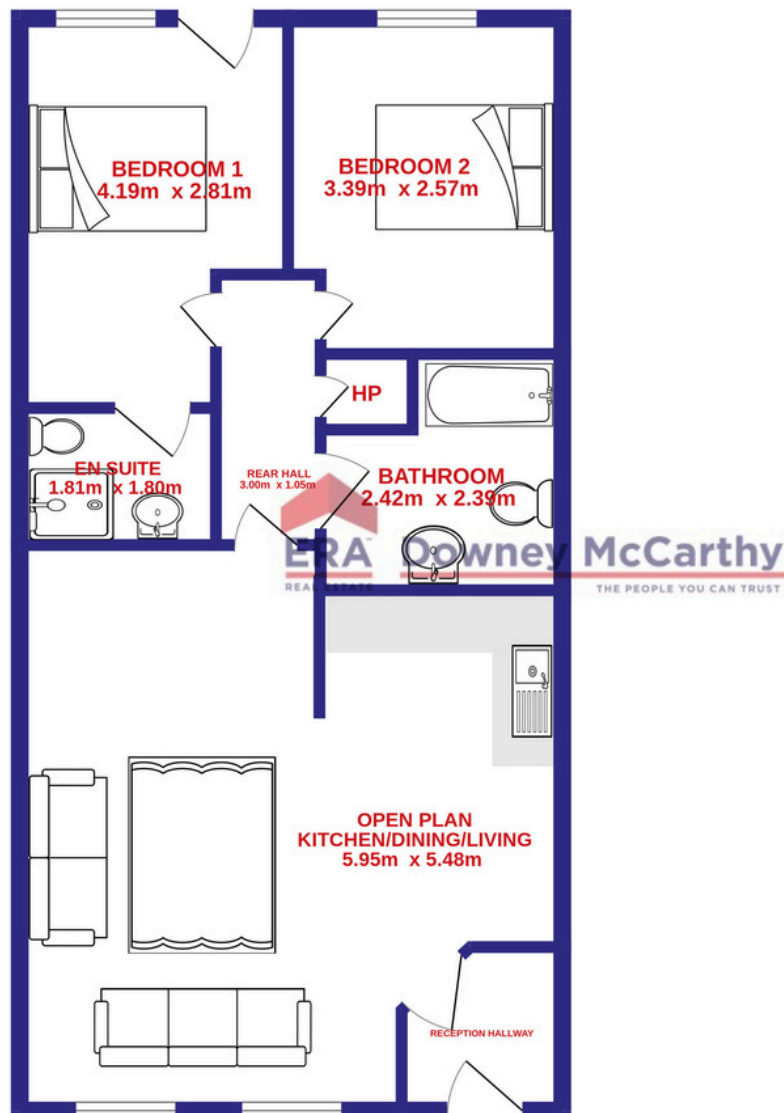
| BATHROOM

2.39m x 2.42m (7'8" x 7'9")

The main bathroom features a three piece suite including a large corner Jacuzzi bath. The room offers floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan, and one radiator.



| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 PT92 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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