

22 Dun Laoi, Union Quay, Cork City



ERA Downey McCarthy Auctioneers are delighted to offer to the market this very well-maintained and centrally located two bedroom, second floor apartment, offering spectacular views directly over the River Lee and Cork city. This ultra convenient and well-presented apartment is ideally situated in the heart of the city centre, adjacent to shops, bars, restaurants and more. No. 22 will be suited to first time buyers or a savvy investor looking for a secure and lucrative opportunity. The property is within easy walking distance of the new office developments on Albert Quay and only 5 minutes walk to South Mall and 10 minutes to Patrick Street.

Accommodation consists of reception hallway, open plan kitchen/dining/living area, two spacious bedrooms and one bathroom.

AMV: €325,000

BER C3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 72.38 Sq. M / 779 Sq. Ft.
- Built in the 1980's approx.
- BER C3
- Fantastic central location
- Beautifully decorated and very well presented
- Close to all amenities including shops, bars, restaurants, transport links
- Walking distance to the Cork College of Commerce, City Hall and South Infirmary Victoria Hospital
- Secure gated access
- Spectacular views of Cork city centre and the River Lee
- Electric heating
- Ideal first time buy/investment opportunity
- Management fees are €1,950 including an Early Payment Discount
- Property managed by ERA Downey McCarthy
- Property is not rent capped / Rental potential €2,000 - 2,200 per month

| RECEPTION HALLWAY

4.65m x 2.13m (15'2" x 6'9")

The welcoming reception hallway has semi-solid timber flooring, one centre light fitting, one smoke alarm, a fire alarm, one telephone point, and one electric heater. Solid doors from this area lead to all rooms.



| OPEN PLAN

KITCHEN/DINING/LIVING

6.35m x 6.2m (20'8" x 20'3")

This superb open plan room offers spectacular views over the River Lee.

The living area has a sliding glass door and two windows overlooking the front of the property which gives the panoramic city and river views, and allows extensive natural light to flow throughout the room.



Other features include semi-solid timber flooring, neutral décor, ample power points throughout, one electric heater, one television point, and a feature fireplace.

The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and attractive tile splashback. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine, space for a fridge freezer, a stainless steel sink, and ample power points. The area has tile flooring, and one centre light fitting.



| BEDROOM 1

3.62m x 2.47m (11'8" x 8'1")

This double bedroom has one window overlooking the rear of the property, laminate timber flooring, one centre light fitting, neutral décor, power points, one electric heater, and a walk-in wardrobe area which has ample space for storage.



| BEDROOM 2

3.42m x 2.45m (11'2" x 8'0")

This bedroom has one window overlooks the rear of the property and this room has built-in units for storage, carpet flooring, one centre light fitting, power points, and one electric heater.



| MAIN BATHROOM

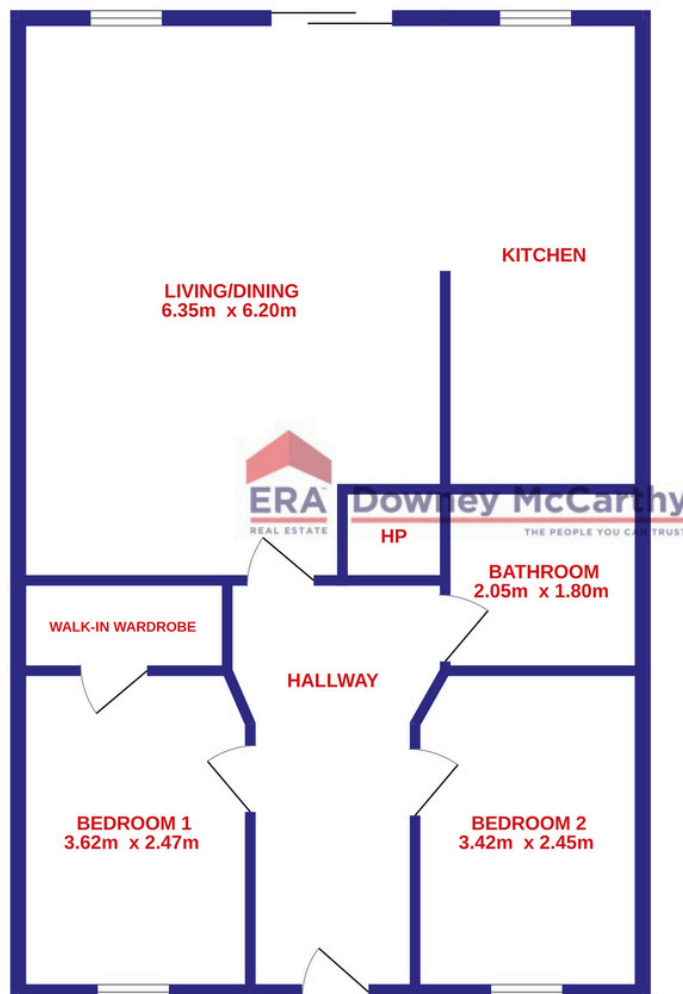
2.05m x 1.8m (6'7" x 5'9")

The main bathroom features a four piece suite including a shower fitted over the bath, attractive floor and wall tiling, extractor fan, and centre light fitting.



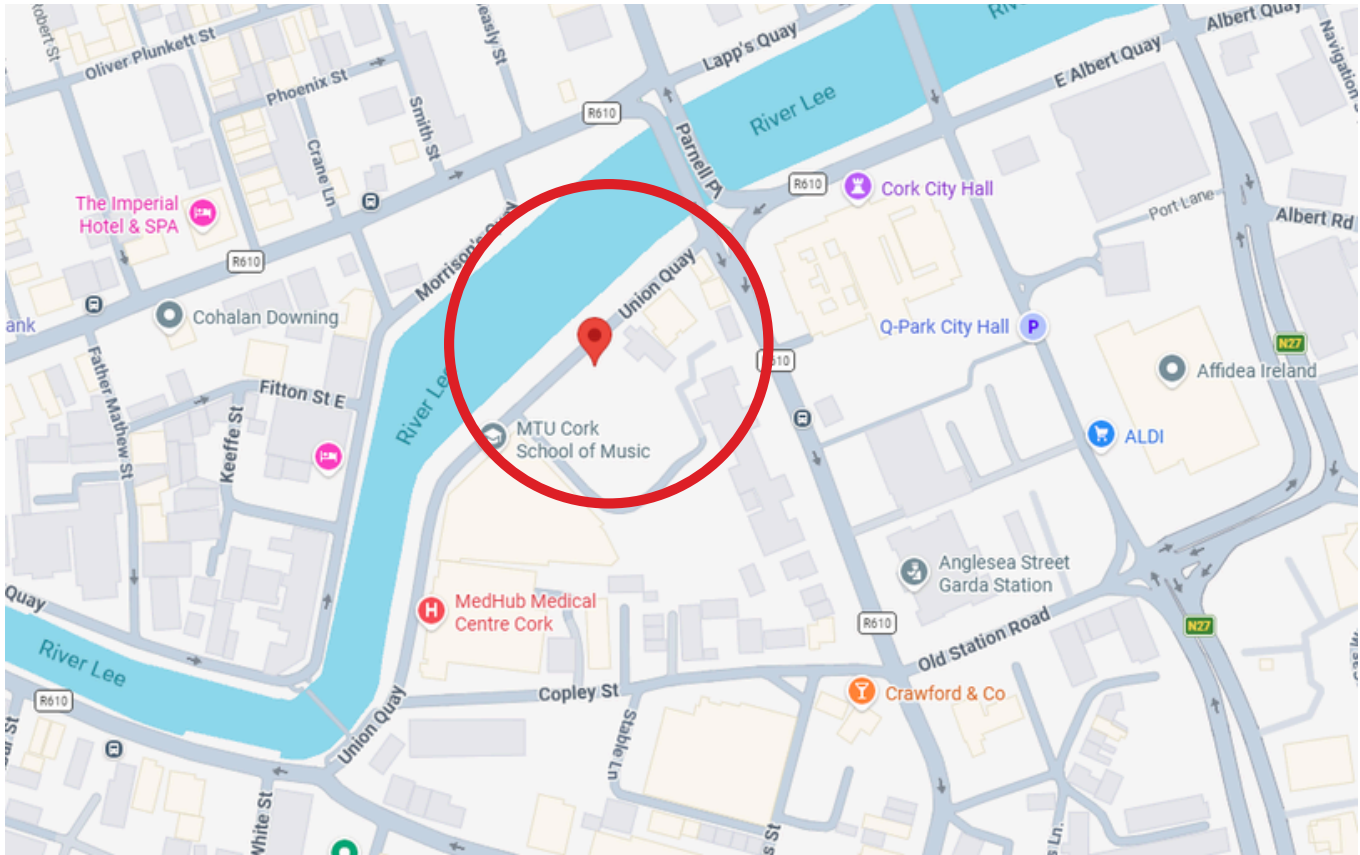
| FLOOR PLAN

APARTMENT



| DIRECTIONS

Please see Eircode T12 Y314 for directions.



| ALL ENQUIRIES TO:



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