

## 25 An Radharc, Maryborough Ridge, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly located and very well presented two bedroom second floor apartment situated in this highly sought after Maryborough Ridge development. The property benefits from an excellent B3 energy rating, bright and well-proportioned accommodation filled with natural light, and its ideal location, close to a host of amenities including schools, golf and soccer clubs, shopping centres, shops, bars and restaurants, as well as being within easy access of Douglas Village and the South Ring Road Network.

Accommodation consists of reception hallway, open plan kitchen/dining/living area, two bedrooms, master bedroom en suite, and the main family bathroom.

**AMV: €335,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 91.87 Sq. M. / 989 Sq. Ft.
- Built in 2006
- BER B3
- Natural gas central heating / New boiler fitted 4 years ago approx.
- Two large double bedrooms
- Master bedroom comes with an ensuite bathroom
- Very spacious open plan kitchen/dining/living area
- Highly sought after residential development
- All conveniences and amenities to hand
- Ideal first time buy or investment opportunity
- The property is being sold with the benefit of vacant possession / Vacant since November 2025
- One parking space comes with the property
- Market rent can be applied
- Management service charges at €3,000 p.a.

## | RECEPTION HALLWAY

2.93m x 5.85m (9'6" x 19'1")

This large open hallway is finished with high quality wooden flooring and has spot lighting throughout. It features two large storage closets and a glass panelled door leads into the open plan kitchen/dining/living area.



## | LIVING/DINING ROOM

5.05m x 3.51m (16'5" x 11'5")

The living and dining space continues with the same timber flooring and offers ample room for a suite of furniture. There is a feature electric fireplace, display shelving and a radiator, two large windows and a glass door provide access to the balcony, which has newly fitted composite decking, and offers beautiful panoramic views overlooking the city.



## | KITCHEN

5.02m x 2.71m (16'4" x 8'8")

An open archway leads into the kitchen, which has tiled flooring and a window overlooking the balcony. The kitchen features fitted units at eye and floor level, an extensive worktop, tiled splashback, oven, hob, extractor fan, fridge freezer, and a stainless steel sink. There is also spot lighting, and neutral décor throughout.



## | BEDROOM 1

5.09m x 3.95m (16'6" x 12'9")

A bright and spacious double room with dual aspect windows, one overlooking the side and one to the rear which allows plenty of natural light. It features built-in wardrobes for storage, a radiator and attractive wooden flooring. There is also access to an en suite bathroom, which features a three piece suite including a shower off the mains, and fully tiled walls and floors.



## | BEDROOM 2

3.7m x 2.93m (12'1" x 9'6")

Another generously sized double bedroom with a window to the side of the property, attractive neutral décor, built-in wardrobes, a radiator and wooden flooring.



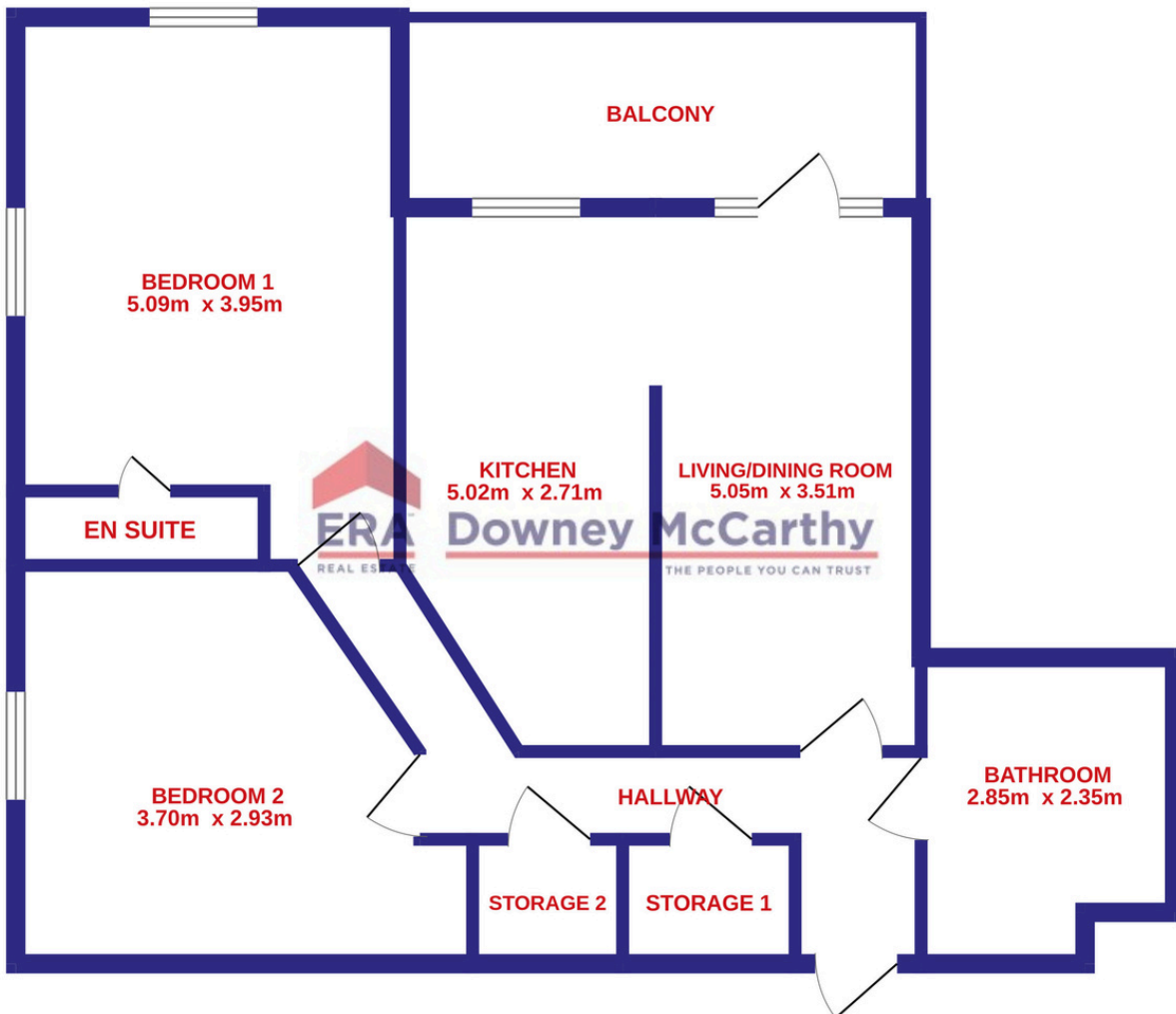
## | MAIN BATHROOM

2.85m x 2.35m (9'3" x 7'7")

The main bathroom comprises a three piece suite with a power shower off the mains. This room has tiled flooring, tiling around the bath, spot lighting, a wash hand basin, a radiator and is finished in a neutral style.



## | FLOOR PLAN

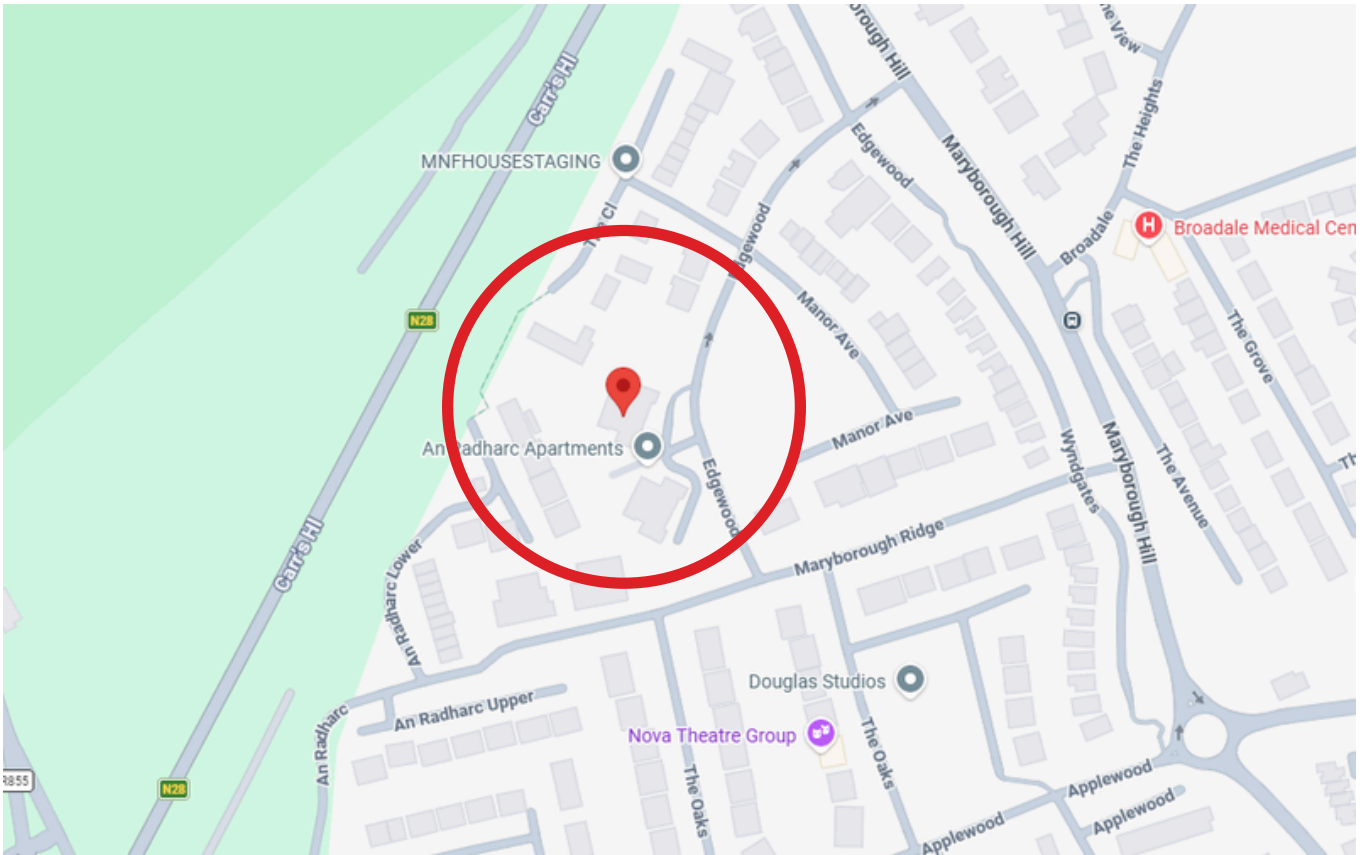


## | BALCONY AND EXTERIOR



## | DIRECTIONS

Please see Eircode T12 A409 for directions.



## | ALL ENQUIRIES TO:



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