

## 6 Tivoli Woods, Tivoli, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present to the market this superbly maintained two bedroom, first floor apartment, ideally located within the highly sought after Tivoli Woods development. This impressive property enjoys a prime position close to a wide range of local amenities, including the Silversprings Clayton Hotel & District Leisure Centre, the Jack Lynch Tunnel, and the M8 Cork to Dublin motorway. A variety of schools, shops, churches, pubs, restaurants, and sports facilities are all within easy reach. Cork city centre is just a 10 minute drive away, with a regular bus service providing convenient access.

The accommodation is both spacious and well laid out, comprising a welcoming reception hallway, guest w.c, a bright dual aspect living room, and a generous kitchen/dining area with a desirable south-facing aspect. There are two large double bedrooms, each benefiting from its own en suite bathroom.

**AMV: €285,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

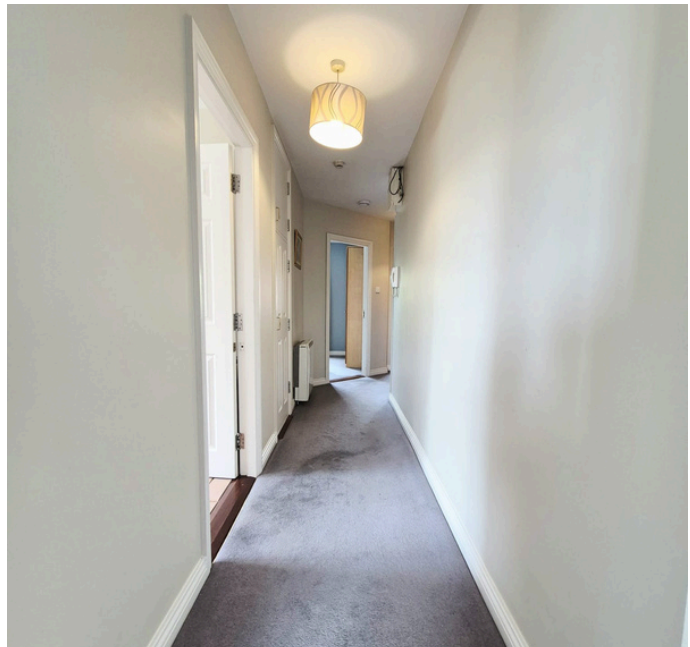
## | FEATURES

- Superb first floor apartment
- Approx. 75 Sq. M. / 807 Sq. Ft.
- Built in 1995
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Electric heating
- Double glazed windows
- Dual aspect living room
- Two spacious double bedrooms both with en suite bathrooms
- Secure gated complex with an allocated parking space
- Close to all amenities including the Jack Lynch Tunnel, motorway network, schools, shops and restaurants
- Management fees €2,258 per annum with an Early Payment Discount of €200 included

## | RECEPTION HALLWAY

4.95m x 4.66m (16'2" x 15'2")

The reception hallway features carpet flooring throughout. The area has two light pieces, one radiator, two power points, a hot press area shelved for storage and access to walk-in storage closet. A door allows access to the guest w.c.



## | GUEST W.C

1.4m x 1.55m (4'5" x 5'0")

The guest w.c features a two piece suite, floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan, and a wall-mounted heater.



## | LIVING ROOM

4.56m x 4.33m (14'9" x 14'2")

A superb dual aspect main living room has a feature bay window to the front of the property, and a window to the side of the property flooding the room with natural light. The room has carpet flooring, attractive décor, covings surrounding the ceiling and a fireplace with electric insert. There are six power points, one radiator, one television point, and one telephone point.



## | KITCHEN/DINING

3.36m x 3.12m (11'0" x 10'2")

The kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The room has tile flooring throughout and offers plentiful dining space. There is one window to the side of the property offering a beneficial southerly aspect, ensuring natural sunlight floods the room. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine and dishwasher, space for a fridge freezer, one radiator, one centre light piece, and eleven power points.



## | **BEDROOM 1**

3.37m x 4.36m (11'0" x 14'3")

A large double bedroom has one window to the front of the property, including a curtain rail and curtains. The room has high quality carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator, six power points, and a door allowing access to the en suite bathroom.



## | **EN SUITE 1**

1.22m x 3.12m (4'0" x 10'2")

The en suite features a three piece suite including a Bristane electric shower. There is one window to the side of the property, one centre light piece and a wall-mounted light piece.



## | **BEDROOM 2**

4.21m x 3.54m (13'8" x 11'6")

A large double bedroom has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, built-in storage units, one centre light piece, one radiator, and six power points. A door from the room allows access to the second en suite bathroom.



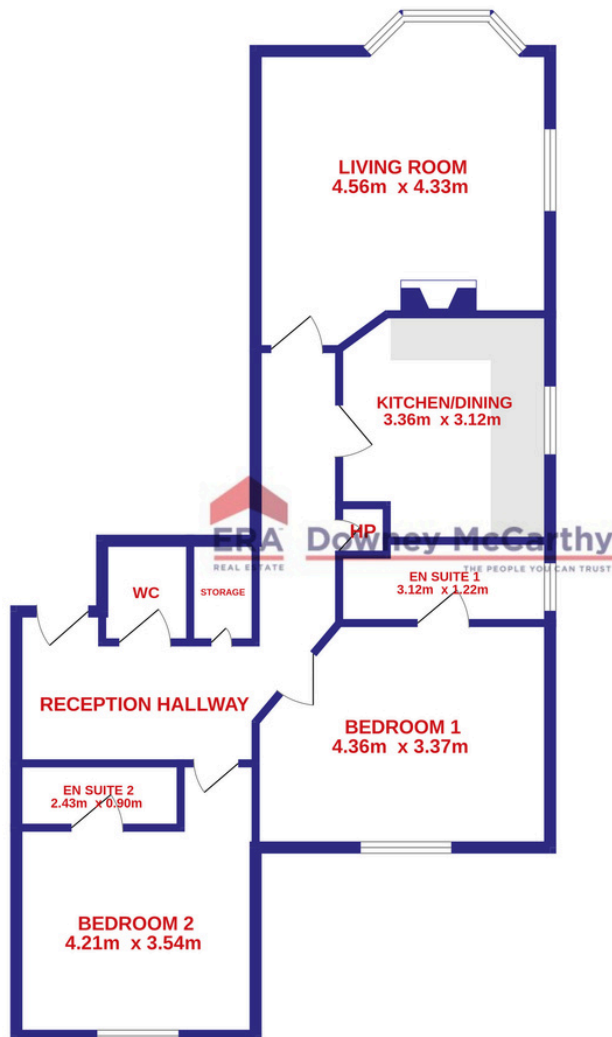
## | EN SUITE 2

0.9m x 2.43m (2'9" x 7'9")

The en suite features a three piece suite including a Mira electric shower and the area is finished with floor and wall tiling. There is one window to the side of the property, one centre light piece, one wall-mounted light piece, on wall-mounted heater, and one extractor fan.

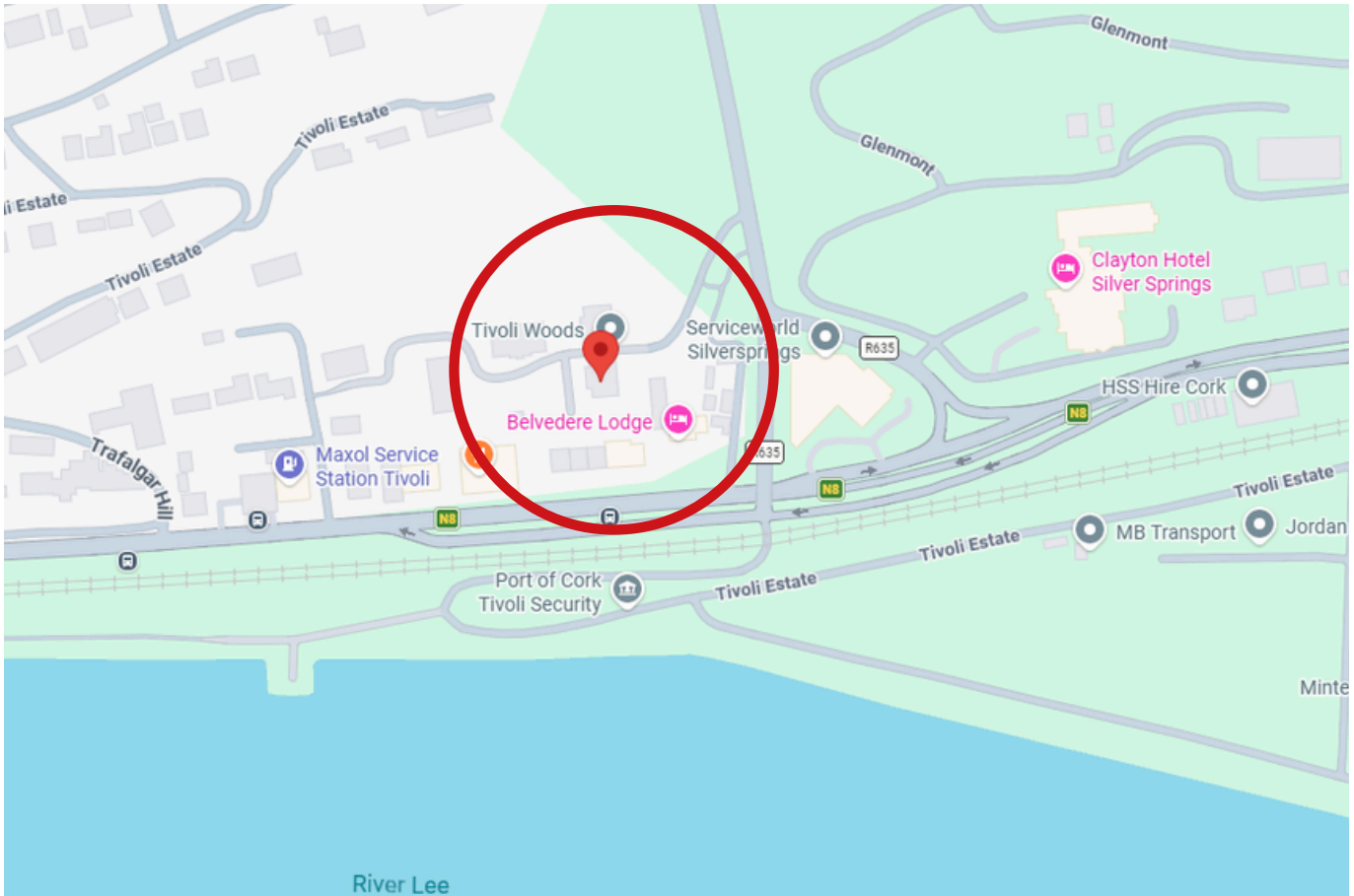


## | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T23 V567 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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