

## 12 Watergold, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present 12 Watergold to the market, a superbly appointed two bedroom penthouse apartment ideally situated in the heart of Douglas Village. Occupying a prime top floor position within the complex, this exceptional residence enjoys an unrivalled level of convenience, with a wide range of schools, shops, supermarkets, cafés, restaurants, bars, and local parks all within easy walking distance.

Recently upgraded to an excellent standard throughout, the apartment combines modern style with bright, spacious living accommodation. Flooded with natural light, the property offers a contemporary open plan layout that is both functional and inviting, making it ideal for owner occupiers and investors alike.

The accommodation comprises a welcoming reception hallway, a stunning open plan kitchen/dining/living area, two generous sized double bedrooms, an en suite bathroom, and a well-appointed main family bathroom.

**AMV: €345,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Superb Penthouse Apartment located in the heart of Douglas Village
- No Rent Cap
- Approx 89.12 Sq. M. / 959 Sq. Ft.
- BER C3
- Excellently presented throughout with a host of tasteful extras
- Close proximity to Douglas Court & Douglas Village Shopping centres, restaurants, bars and public transport
- Secure private parking
- Annual Management fee of €2,440 with an early payment discount applied
- Modern fitted kitchen
- New flooring
- Modern electric heating system

## | RECEPTION HALLWAY

4.08m x 1.26m (13'3" x 4'1")

The reception hallway features high quality laminate timber flooring with attractive décor. The area has covings surrounding the ceiling, two featured light pieces, a smoke alarm, a carbon monoxide alarm, one electric radiator, and access to a walk-in hot press area which is shelved for storage.



## | OPEN PLAN KITCHEN/DINING/LIVING

9.36m x 4.49m (30'7" x 14'7")

A superb open plan room features modern fitted kitchen units at eye and floor level at the rear of the room. The kitchen area has tile flooring and includes an integrated oven/hob/extractor fan, dishwasher, feature centre light piece, and one electric radiator.



The dual aspect living area with one window to the south, one window to the west is flooded with natural light throughout the day. The area is beautifully appointed and features impressive laminate timber flooring, attractive decor, one centre light piece, covings surrounding the ceiling, and one electric radiator. Throughout this open plan room there are fifteen power points, and one telephone point.



## **| BEDROOM 1**

4.51m x 3.44m (14'7" x 11'2")

A spacious double bedroom has one window to the front of the property. The room has high quality laminate flooring, impressive built-in units from floor to ceiling, attractive décor, and covings surrounding the ceiling. There is one centre light piece, one radiator, six power points, one television point, one telephone point, and a door allows access to an en suite bathroom.



## **| EN SUITE**

2.59m x 1.21m (8'4" x 3'9")

A spacious en suite bathroom features a three piece suite including a double corner shower area incorporating a mains operated shower. The room has impressive tiling, one window to the front of the property, one centre light piece, one wall-mounted light piece, one wall-mounted heater, and one extractor fan.



## | **BEDROOM 2**

3.87m x 3.17m (12'6" x 10'4")

This large double bedroom has one window to the front of the property. The room has attractive décor with high quality laminate timber flooring and impressive modern built-in units from floor to ceiling. Additional features include covings surrounding the ceiling, one centre light piece, one large radiator, and four power points.



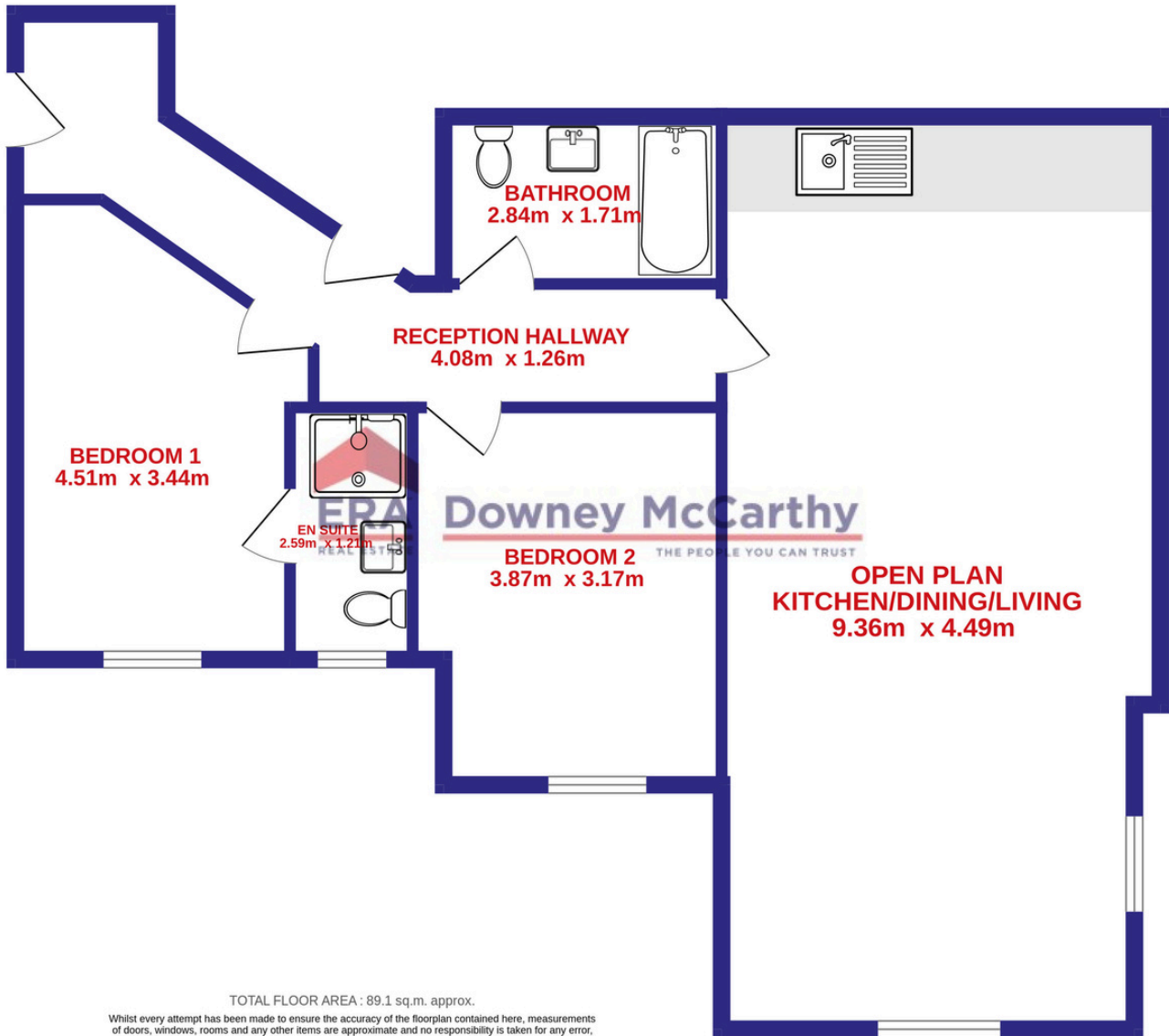
## | **BATHROOM**

1.71m x 2.84m (5'6" x 9'3")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The area has modern tiling from floor to ceiling, one centre light piece, two wall-mounted light pieces, one extractor fan, one wall-mounted heater, and one heated towel rail.



# FLOOR PLAN



TOTAL FLOOR AREA : 89.1 sq.m. approx.

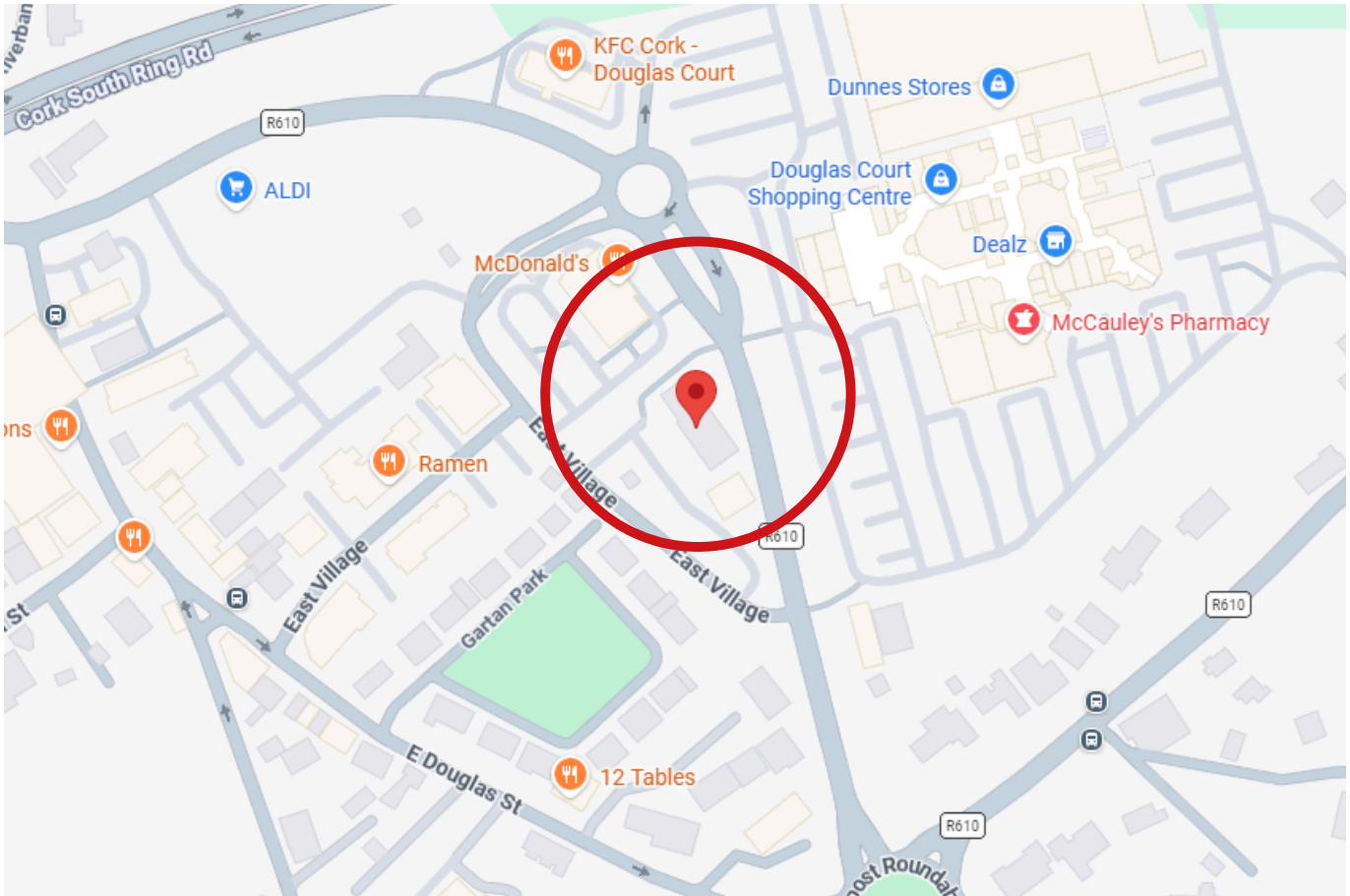
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# | EXTERIOR



## | DIRECTIONS

Please see Eircode T12 HK5Y for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**

THE PEOPLE YOU CAN TRUST

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