

34 Kingsbridge, South Douglas Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented end of terrace three bedroom duplex apartment, ideally situated within the prestigious gated development of Kingsbridge, just off the South Douglas Road. The property enjoys an enviable location, positioned within easy reach of a wide range of essential and recreational amenities, while Cork city centre is just a 20 minute stroll away. Combining generous, light-filled accommodation with a stylish contemporary finish, this impressive home offers well proportioned living spaces, three spacious bedrooms and a modern, luxurious colour palette complemented by tasteful fixtures and fittings throughout. Early viewing is highly recommended to fully appreciate the quality, space and excellent location this wonderful home has to offer.

Accommodation consists of a welcoming reception hallway, guest w.c, well-appointed kitchen/dining area, a spacious main living room and a rear sunroom, providing an additional versatile living space and an abundance of natural light. Upstairs, there are three generously proportioned bedrooms, an en suite bathroom, and the main bathroom.

AMV: €375,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Prestigious gated complex
- Excellently located within walking distance of Cork city centre
- Approx. 114 Sq. M. / 1227 Sq. Ft.
- Built in 2002
- BER B2 - Qualifying the property for reduced Green Mortgage Interest Rates
- Three spacious bedrooms
- Secure allocated parking for one car
- Fantastic location just off the South Douglas and close to Tramore Valley Park, schools, montessori, shops, bars & restaurants
- Ideal first time buy/down sizer property or investment opportunity
- Previous rent €2,029 per month
- Located on the No 206 bus route

| RECEPTION HALLWAY

5.62m x 1.87m (18'4" x 6'1")

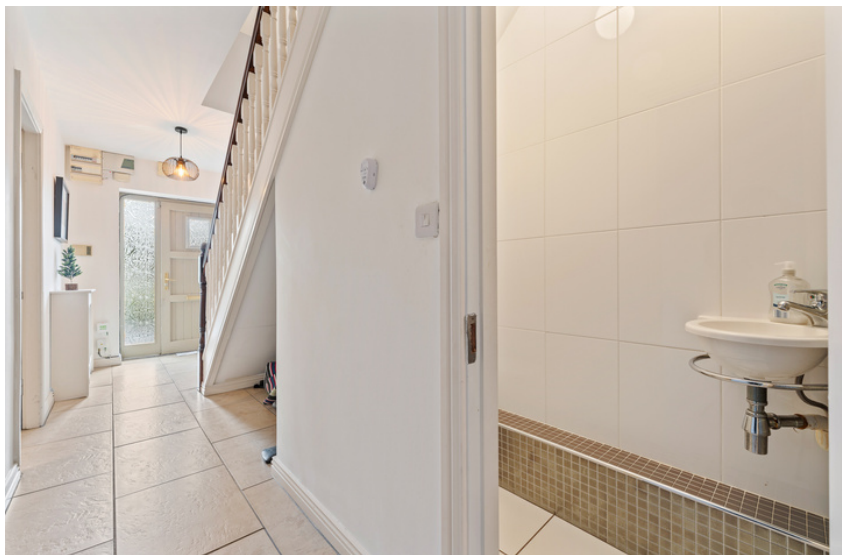
A timber door with centre and side frosted glass panelling allows access to the reception hallway. The bright and welcoming reception hallway has attractive tile flooring and décor together with one radiator cleverly disguised behind a radiator cover and one centre light piece. There are two power points and ample under stair storage.



| GUEST W.C

1.83m x 0.74m (6'0" x 2'4")

The guest w.c features a two piece suite with attractive tile flooring and a splashback. The area is finished with a wall-mounted shelf, one centre light piece, and an extractor fan.



| KITCHEN/DINING

4.86m x 3.49m (15'9" x 11'4")

The splendid light filled kitchen/dining area offers attractive tile flooring throughout. The room has two windows to the front of the property including blinds flooding the room with natural light, attractive neutral décor, two light pieces, one radiator, ample power points, and wall-mounted shelving.

The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen include an integrated oven/hob/extractor fan, fridge freezer, dishwasher, plumbing for a washing machine, space for a dryer and a stainless steel sink.

Double doors with glass centre panelling lead you into the main living room from the kitchen.



| LIVING ROOM

4.66m x 5.47m (15'2" x 17'9")

This spacious main living room has one window to the rear of the property and is finished with high quality Amtico flooring. The room offers two feature light pieces, covings around the ceiling, attractive neutral décor, an electric fireplace and a bespoke vertical radiator. There is one television point, eight power points and double doors with glass centre panelling allow access to the superb sunroom.



| **SUNROOM**

2.64m x 2.55m (8'6" x 8'3")

This magnificent versatile sunroom is flooded with natural light. There are windows to the side and rear with blinds, a large Velux window, and glass doors allowing access to the balcony. The room has attractive tile flooring, neutral décor, a feature wallpapered wall, one wall-mounted light piece, one radiator and four power points. Access to the generous balcony area where occupants can enjoy afternoon and evening sun is gained off the room.



| **STAIRS AND LANDING**

3.19m x 2.59m (10'4" x 8'4")

The stairs and landing are fitted with carpet flooring throughout. The landing area has one centre light piece, a smoke and carbon monoxide alarm, and two power points.



| **BEDROOM 1**

3.71m x 3.28m (12'1" x 10'7")

A superb double bedroom has carpet flooring, one feature centre light piece, one radiator behind a radiator cover, built-in wardrobe units for storage, six power points, and one television point.. A glass door to the front allows access to a Juliet style balcony.



| EN SUITE

1.7m x 1.67m (5'5" x 5'4")

The en suite features a three piece suite including a corner shower cubicle incorporating a mains operated shower. The room has floor and wall tiling, neutral décor, a heated towel rail, recessed spot lighting, wall-mounted shelving, and an extractor fan.



| BEDROOM 2

5.19m x 2.76m (17'0" x 9'0")

A spacious double bedroom has carpet flooring, one centre light piece, one radiator behind a radiator cover and built-in wardrobe units for storage. There are six power points, one television point, access to the attic and a glass door to the rear allows access to a Juliet style balcony.



| BEDROOM 3

3.79m x 2.59m (12'4" x 8'4")

This double bedroom has carpet flooring, one Velux window to the rear, neutral décor, built-in wardrobe units for storage, one centre light piece, one radiator, four power points, and wall-mounted shelving.



| BATHROOM

2.38m x 2.02m (7'8" x 6'6")

The main bathroom features a three piece suite including a double shower cubicle incorporating a mains operated shower. The room has floor and wall tiling, one Velux window to the front, neutral décor, a heated towel rail, recessed spot lighting, wall-mounted mirror, and access to the hot press.

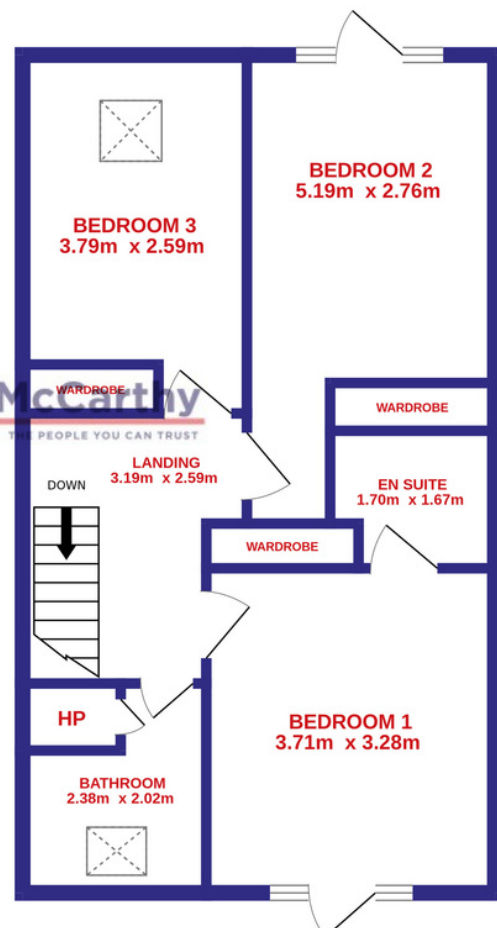


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



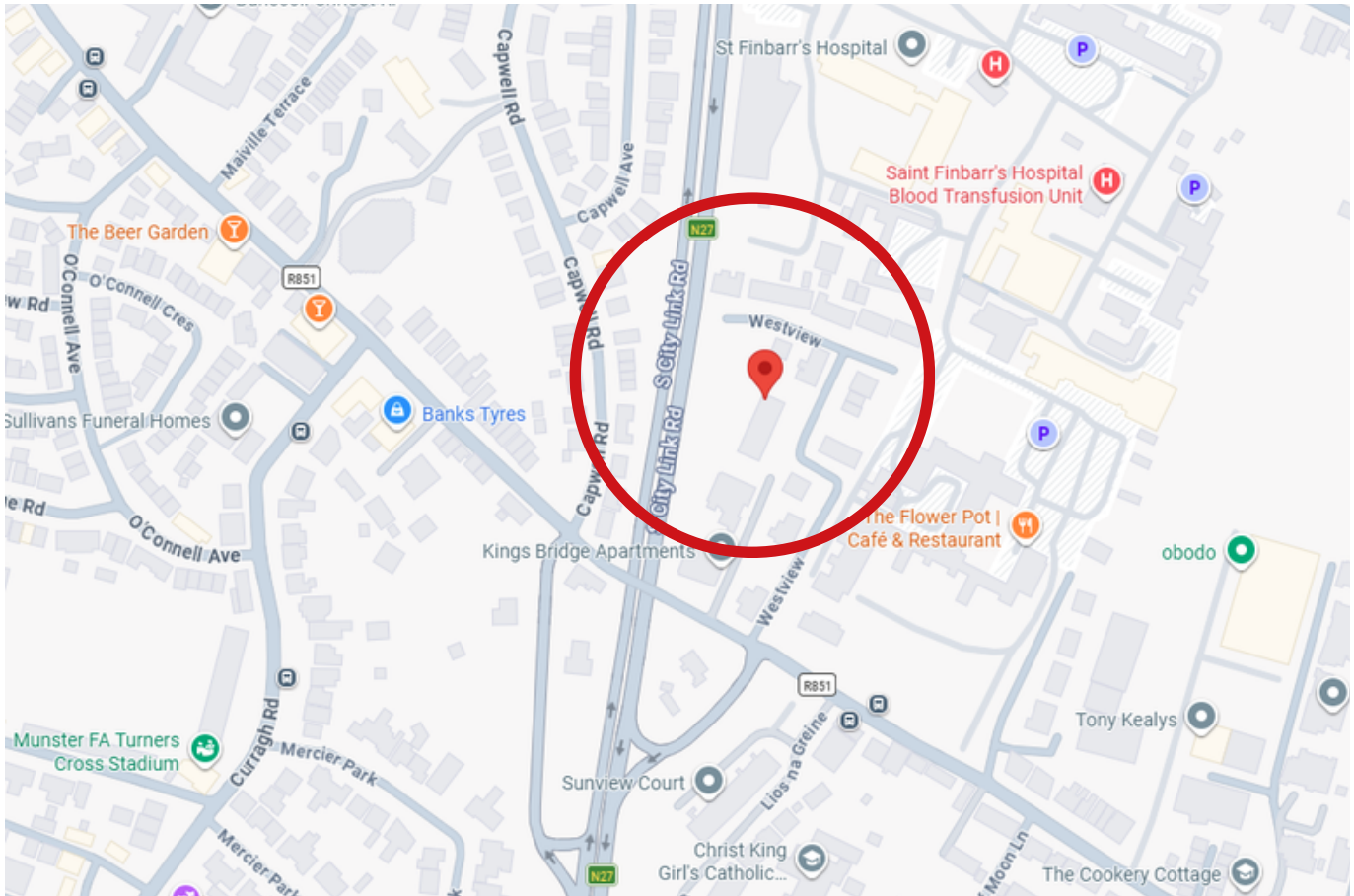
| GARDENS AND EXTERIOR



The front of the property is accessed via stairs leading you to the front door. The property has an attractive façade of stone and brick finish.

| DIRECTIONS

Please see Eircode T12 RP03 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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