

Apartment 2, Sidney Court, Wellington Road, Cork City



ERA Downey McCarthy are pleased to present to the market this super spacious two bedroom duplex style apartment, ideally located in the heart of Cork city centre. The property would be a superb first time buy or investment opportunity, and benefits from its close proximity to all amenities including the vibrant and regenerated MacCurtain Street area offering a host of bars, restaurants and entertainment venues.

Accommodation consists of reception hallway, open plan living/dining area, and kitchen on the first floor. Ground floor level allows access to two spacious double bedrooms, a walk-in wardrobe, and the bathroom.

AMV: €295,000

BER D

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 97.28 Sq. M. / 1,047 Sq. Ft.
- BER D
- Two spacious bedrooms on ground floor
- Superb investment opportunity
- Excellent location in the heart of Cork city centre
- Next to the 96FM building
- Across the street from Scoil Mhuire and Christian Brothers College
- 5 minutes walk from St. Patrick's Bridge
- A short walk to St. Luke's Cross and MacCurtain Street
- Close to all amenities including schools, shops, bars and restaurants etc.

| RECEPTION HALLWAY

3.41m x 3.74m (11'1" x 12'2")

A timber door from the main common area allows access into the reception hallway. The dual aspect hallway has tile flooring, one wall-mounted light piece, one centre light fitting, two windows overlooking the courtyard allowing in extensive natural light, and a door from the hallway allows access into a large living/dining area.



| OPEN PLAN

LIVING/DINING ROOM

5.9m x 5.92m (19'3" x 19'4")

This superb triple aspect room has two windows overlooking the courtyard, one window to the side, and another overlooking the rear. The room has electric radiators, plenty of space for a suite of furniture, and for a large dining table, four light fittings, and an open arch allows access to the kitchen.



| KITCHEN

4.78m x 2.68m (15'6" x 8'7")

The kitchen has one window overlooking the side of the property, and tile flooring. The kitchen features fitted unit at eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes plumbing for a washing machine, space for a dishwasher, and space for a fridge freezer, integrated oven/hob/extractor fan, a stainless steel sink, and display cabinets which are ideal for storage.



| STAIRS AND GROUND FLOOR LANDING

4.79m x 2.8m (15'7" x 9'1")

Stairs in the living room allow access down to the lower floor landing. The landing has one window overlooking the courtyard, two electric radiators, electrical board, two light fittings, an emergency exit and access out to the common area.

| BEDROOM 1

3.98m x 3.02m (13'0" x 9'9")

This double bedroom is dual aspect, with one window overlooking the side of the property and another overlooking the rear. The room has one electric radiator, carpet flooring, one centre light fitting, and a door allows access into the walk-in wardrobe.



| WALK-IN WARDROBE

1.74m x 1.78m (5'7" x 5'8")

The walk-in wardrobe has one centre light fitting, and fitted units at eye and floor level with railings which are ideal for storage.



| BEDROOM 2

4.1m x 2.8m (13'4" x 9'1")

Another spacious double bedroom has two windows overlooking the courtyard area, carpet flooring, and one centre light fitting.



| BATHROOM

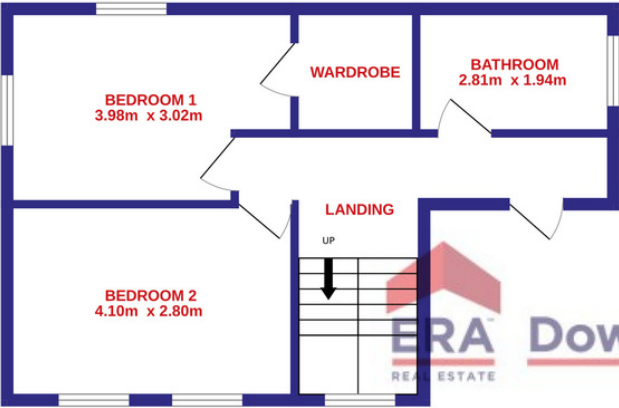
2.81m x 1.94m (9'2" x 6'3")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T90SR electric. The room has one window overlooking the side of the property, floor and wall tiling, access to the hot press, one centre light fitting, and access hatch for storage.

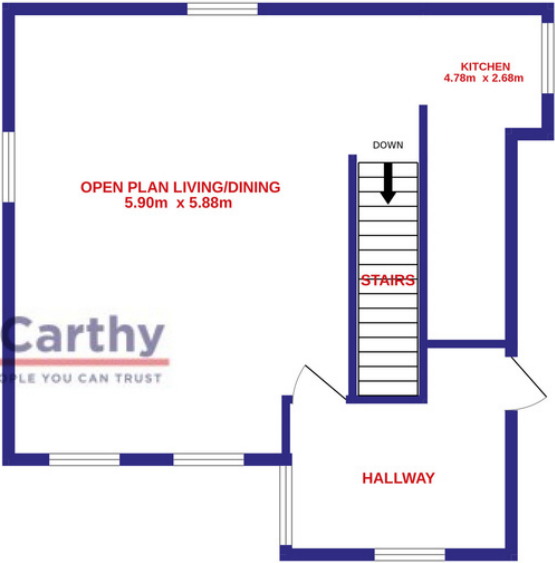


| FLOOR PLAN

GROUND LEVEL



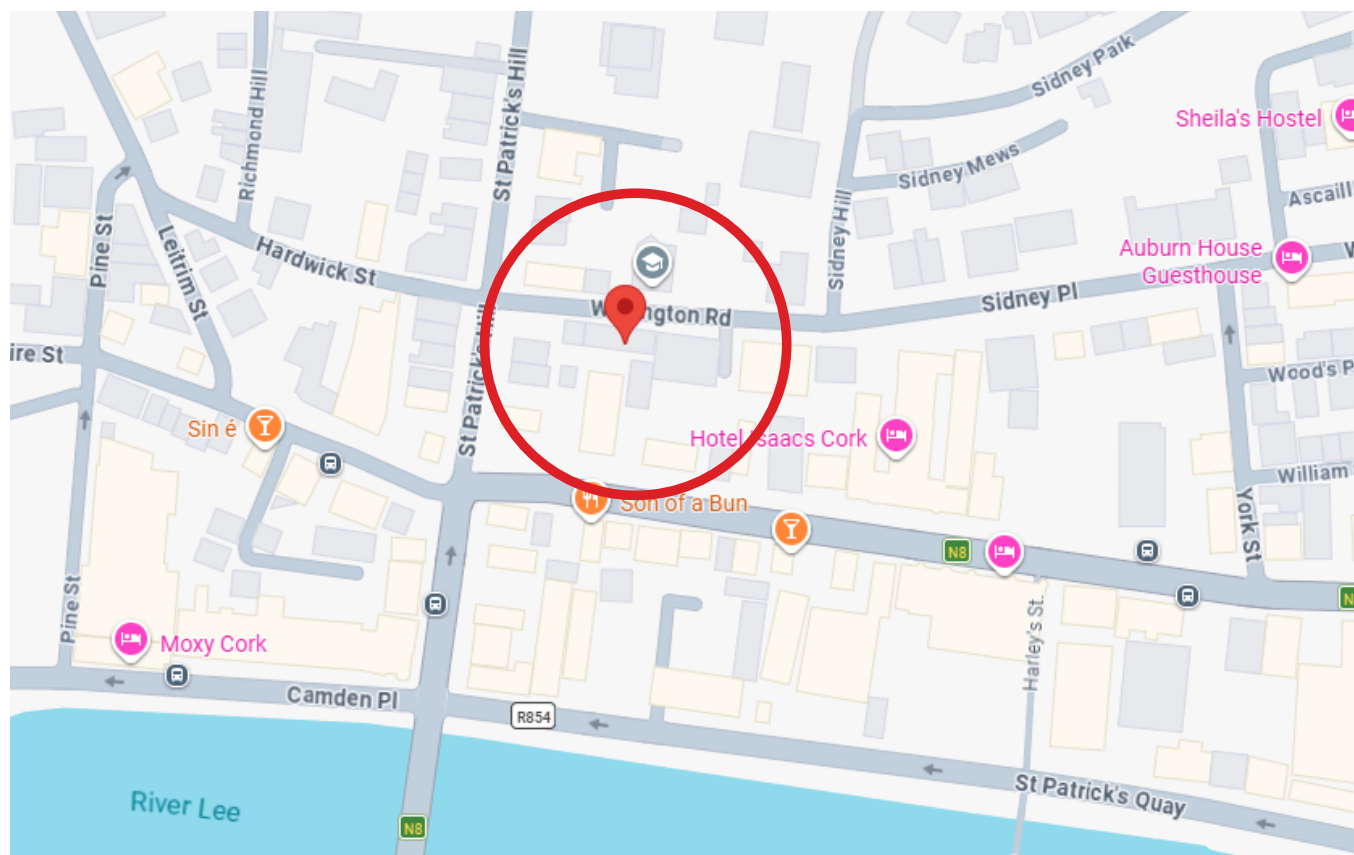
ENTRANCE FLOOR



Downey McCarthy
THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 E657 for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.