ERA REAL ESTATE

Downey McCarthy

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11 The Garnish, Lancaster Gate, Western Road, Cork City



ERA Downey McCarthy Auctioneers are delighted to offer to the market this beautifully presented and superbly located two bedroom apartment, which is situated within the most desirable development of Lancaster Gate on Western Road, Cork. A stones throw from UCC, Mercy Hospital, and all amenities including shops, bars, restaurants, transport links and more, this property is ideally suited to first time buyers or investors looking for a secure and lucrative opportunity.

Accommodation consists of reception hallway, superb open plan kitchen/dining/living area, balcony, two spacious bedrooms, an en suite bathroom and the main family bathroom.

AMV: €435,000

BER B1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Beautifully presented second floor apartment
- Approx. 73 Sq. M. / 786 Sq. Ft.
- Built in 2007
- BER B1
- Double glazed windows
- Gas fired central heating - brand new combi boiler installed
- Two double bedrooms
- Active smart integrated intercom system which goes directly to COMELIT app
- Fantastic central location
- A short walk to University College Cork, Tyndall Institute, Mercy Hospital, Bons Secour Hospital

| RECEPTION HALLWAY

6.33m x 1.77m (20'7" x 5'8")

A solid oak door allows access from the lobby area to the main reception hallway. The hallway has high quality laminate oak effect flooring, recessed spotlighting, neutral décor, one radiator, two power points, one smoke detector, one carbon monoxide detector, access to the gas boiler and water tank, and access to a cloakroom for storage.

| OPEN PLAN KITCHEN/DINING/LIVING

3.46m x 6.88m (11'3" x 22'5")

This bright and spacious open plan kitchen/dining/living area is flooded with natural light owing to one large floor to ceiling window overlooking the courtyard, and a glass door allowing access to the balcony.

The living/dining area has high quality laminate oak effect flooring, attractive neutral décor, recessed spot lighting, ample space for a couch suite and dining table, one radiator, and six power points.

The kitchen features modern cream gloss fitted units at eye and floor level in a U-shape with an extensive marble worktop counter.





The kitchen includes an integrated oven/hob/extractor fan, integrated dishwasher, integrated washing machine, integrated fridge freezer, space for a microwave, built-in bin storage space, and a stainless steel sink. The area has recessed spot lighting, neutral décor, eight power points, and tile flooring.



| BALCONY

3.47m x 2.27m (11'3" x 7'4")

The impressive private balcony area has timber decking, a glass surround, a steel handrail, on external light piece, and views across the main courtyard.



| BEDROOM 1

4.57m x 4.6m (14'9" x 15'0")

This superb double bedroom has two large windows overlooking the courtyard, and flooding the area with extensive natural light. The room has high quality carpet flooring, attractive neutral décor, Sliderobe fitted units for storage, one centre spotlight piece, one radiator, and six power points. A door allows access to the en suite bathroom.



| EN SUITE

1.18m x 2.35m (3'8" x 7'7")

The en suite bathroom features a three piece suite including a shower cubicle incorporating a mains operated shower. The room has floor and wall tiling, attractive neutral décor, one heated towel rail, recessed spotlighting, a Vortex air ventilation system, and an impressive fitted vanity unit.



| BEDROOM 2

2.83m x 4.6m (9'2" x 15'0")

Another spacious double bedroom has one floor to ceiling window overlooking the courtyard, high quality carpet flooring, attractive neutral décor, fitted double wardrobe unit for storage, one centre spotlight piece, one radiator, and six power points.



| BATHROOM

2.35m x 1.66m (7'7" x 5'4")

The beautifully appointed main bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, attractive neutral décor, one heated towel rail, recessed spotlighting, and an impressive fitted vanity unit.

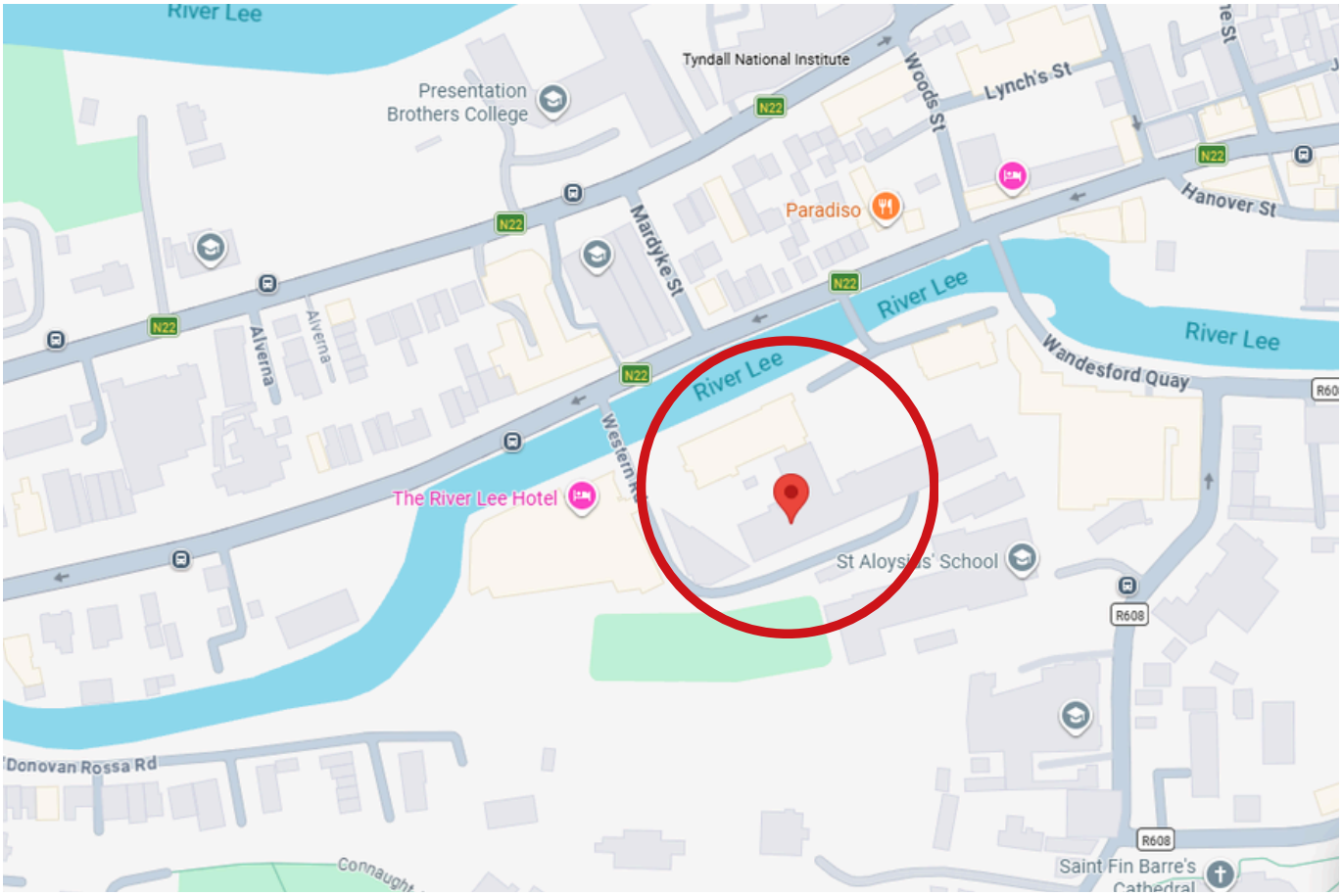


| FLOOR PLAN


Balcony
2.27 m x 3.47 m
Living Room
3.09 m x 3.46 m
Dining Area
1.67 m x 3.46 m
Kitchen
2.12 m x 3.46 m
Hall
1.20 m x 4.11 m
Bathroom
1.66 m x 2.35 m
Bedroom 2
4.60 m x 2.83 m
Reception Hallway
1.77 m x 2.22 m
En Suite
2.35 m x 1.18 m
Bedroom 1
4.60 m x 4.57 m

| DIRECTIONS

Please see Eircode T12 EC83 for directions.



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