ERA REAL ESTATE

Downey McCarthy

THE PEOPLE YOU CAN TRUST

Apt. 3 Lee View House, 13 Father Mathew Quay, Cork City



ERA Downey McCarthy Auctioneers are delighted to offer to the market this superb and centrally located two bedroom apartment on Father Mathew Quay. Adjacent to a superb new riverside promenade, and a stones throw from 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, open plan kitchen/dining/living area, two spacious bedrooms and one bathroom.

AMV: €285,000

BER C

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PSRA No. 002584

| FEATURES

- Approx. 70.74 Sq. M / 761.4 Sq. Ft
- Built in 1989
- BER C
- Double glazed windows
- Electric heating
- New carpet flooring and freshly painted
- Two double bedrooms
- Ample storage space
- Fantastic central location
- Adjacent to the superb new riverside promenade along Father Mathew Quay and Morrison's Quay
- Close to all amenities including shops, bars, restaurants, transport links
- Walking distance from UCC, College of Commerce, South Infirmary Victoria Hospital, English Market and St Patrick's Street
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

5.36m x 2.51m (17'5" x 8'2")

A communal staircase allows access to the main reception hallway. The hallway has new carpet flooring, access to a large storage cupboard, one centre light piece, one smoke detector, one power point, and neutral décor.



| OPEN PLAN KITCHEN/DINING/LIVING

6.99m x 5.04m (22'9" x 16'5")

This bright and spacious open plan room boasts a south facing aspect. Flooded with natural light, there are two windows overlooking the front of the property and double glass doors allow access to a balcony area with expansive views across the River Lee.



The living area has new carpet flooring, neutral décor, two wall-mounted light pieces, one ceiling light piece, six power points, two storage heaters, and a feature fireplace with electric fire.



The kitchen area has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback. The kitchen includes space for an oven/hob/extractor fan, stainless steel sink, a washing machine, a dryer, space for a fridge freezer, one centre light piece, one storage heater, five power points, and tile flooring.



| BEDROOM 1

3.23m x 3.19m (10'5" x 10'4")

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



| BEDROOM 2

3.01m x 3.2m (9'8" x 10'4")

Another double bedroom has new carpet flooring, one window to the rear, built-in wardrobe units for storage, neutral décor, one centre light piece, one storage heater, and four power points.



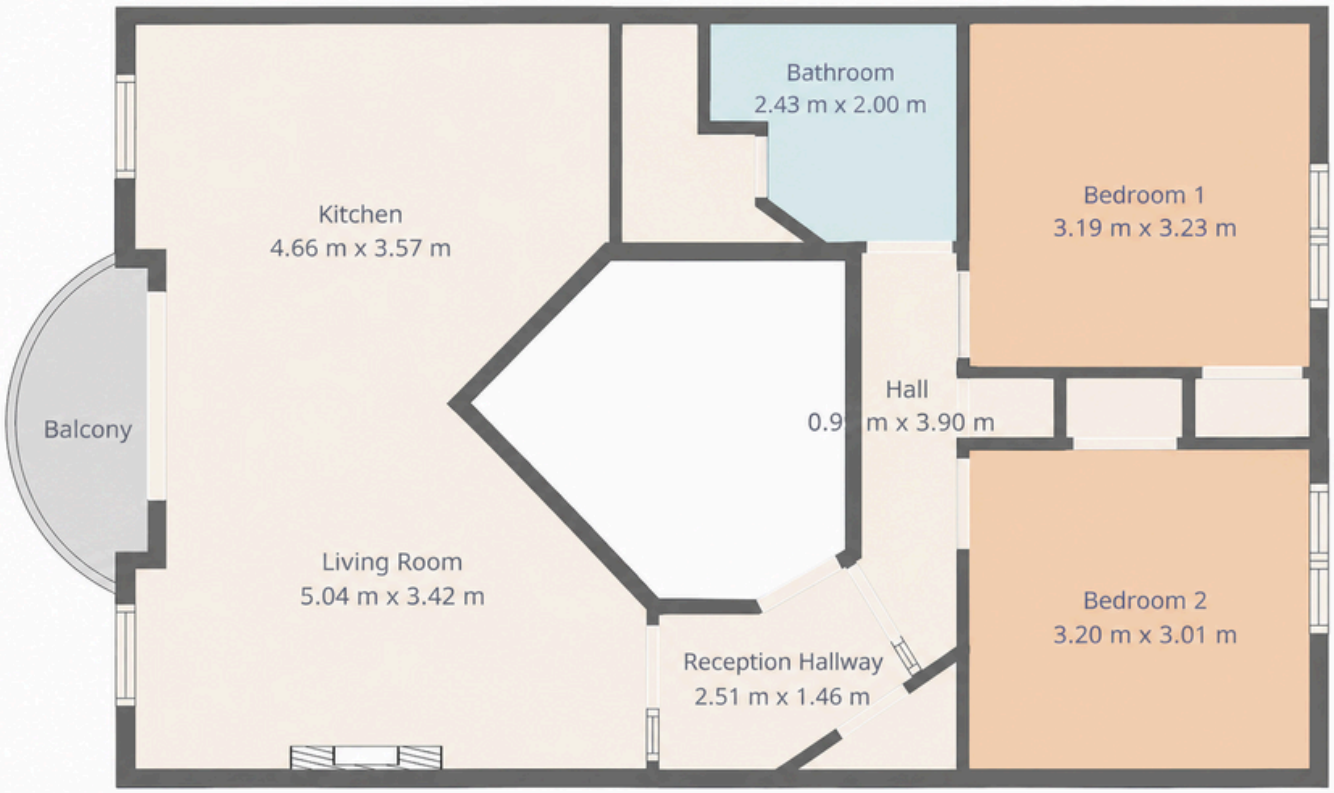
| BATHROOM

2m x 2.43m (6'5" x 7'9")

The main bathroom features a four piece suite including an electric shower fitted over the bath. The room has tile flooring, tile splashback, one centre light piece, one storage heater, access to the large hot press which is ideal for storage, and one extractor fan.



| FLOOR PLAN



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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

| BALCONY AND EXTERIOR



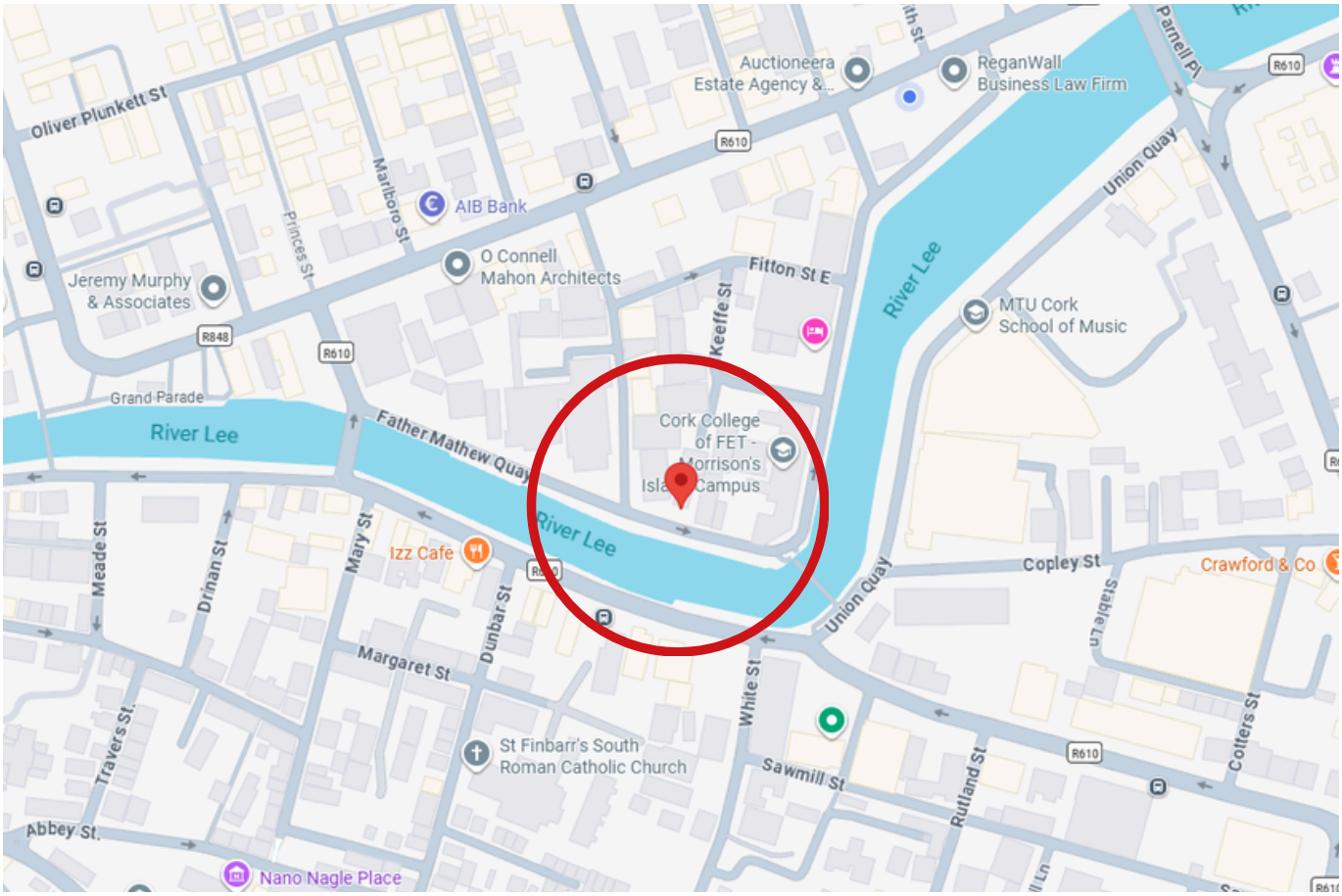






| DIRECTIONS

Please see Eircode T12 X522 for directions.



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