

9 Bowling Court, Mallow, Cork



ERA Downey McCarthy are pleased to present to the market this modern two bedroom ground floor apartment situated in the attractive Bowling Court development in Mallow town, close to a host of local amenities including schools, restaurants, bars, shopping centres, and bus routes.

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

AMV: €200,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 87.51 Sq. M. / 942 Sq. Ft.
- Built in 2003
- BER C1
- Two bedrooms
- Very spacious open plan kitchen/dining/living area
- Close to all local amenities
- Easy access to the N27 road network
- Ideal first time buy

| RECEPTION HALLWAY

1.44m x 1.86m (4'7" x 6'1")

The front door leads directly into the first reception hallway. A second door leads you into the main hallway.



| MAIN HALLWAY

4.98m x 1.87m (16'3" x 6'1")

The main hallway allows access to a storage closet which has timber flooring, one radiator, one centre light piece, plumbing for a washing machine, a water tank, and shelving.



| OPEN PLAN

KITCHEN/DINING/LIVING

4.67m x 9.01m (15'3" x 29'5")

This very spacious triple aspect open plan kitchen/dining/living area has one window to the rear, one window to the right, and double glass doors to the left allow access to a Juliet balcony. The area has three ceiling lights, timber flooring, intercom system, and two wall-mounted radiators. The kitchen area has fitted units at eye and floor level, an extractor fan, electric hob and oven, stainless steel sink, a dishwasher, fridge freezer, and microwave.



| BEDROOM 1

4.48m x 3.18m (14'6" x 10'4")

This double bedroom has one window looking out to the front, double built in wardrobes, one centre ceiling light, one wall-mounted radiator and timber flooring.



| EN SUITE

1.18m x 1.91m (3'8" x 6'2")

The en suite features a three piece suite including a Triton T80 electric shower, fully tiled walls and floor, one frosted window to the rear, and one wall-mounted radiator.



| BEDROOM 2

3.25m x 3.15m (10'6" x 10'3")

This bedroom has one window to the front, double-built in wardrobes, one centre ceiling light, one wall-mounted radiator and timber flooring.



| BATHROOM

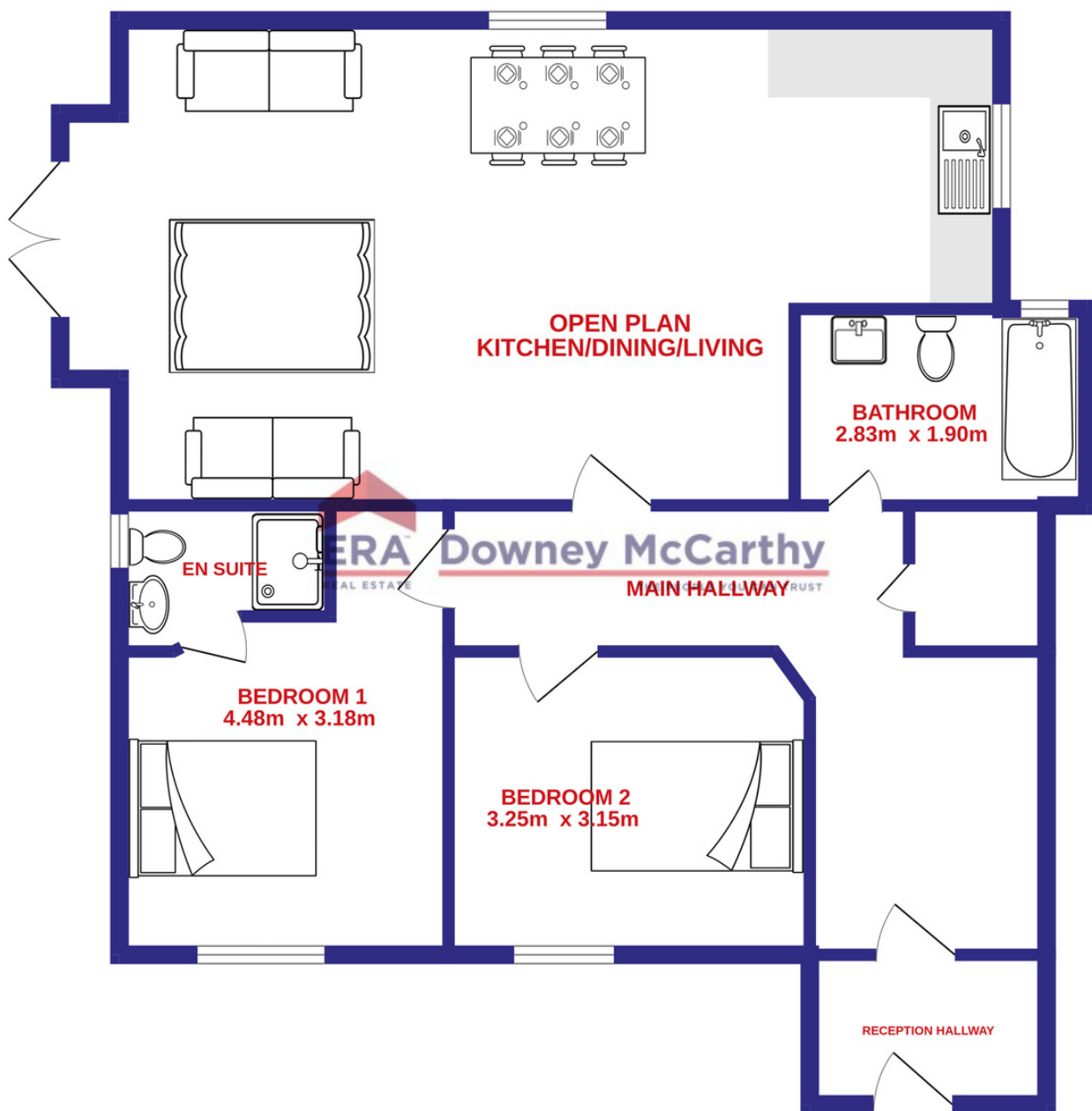
1.9m x 2.56m (6'2" x 8'3")

The main bathroom features a three piece suite, fully tiled walls and floor, one frosted window to the rear, one centre ceiling light, one wall-mounted light piece, and one wall-mounted radiator.



| FLOOR PLAN

APARTMENT



| DIRECTIONS

Please see Eircode P51 H028 for directions.



| ALL ENQUIRIES TO:



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