

23 Maple Court, Mount Oval, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly located and very well presented two bedroom second floor apartment situated in the highly sought after Mount Oval Village development. The property benefits from its close proximity adjacent to The Square, the commercial centre that houses a host of amenities including a Spar convenience store, Mount Oval Bar/Restaurant, creche and a pharmacy. The estate allows easy access to the N40 and N28 road networks, a regular bus route to Cork city centre and is within a 10 minute drive to Douglas Village, Mahon Point, Ringaskiddy and Little Island.

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

AMV: €295,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 69.77 Sq. M. / 751 Sq. Ft.
- Built in 2006 approx.
- BER C1
- Electric heating - new radiators fitted recently which can be conveniently controlled via a mobile app
- Recently painted and decorated
- Two double bedrooms
- Two bathrooms
- Very spacious open plan kitchen/dining/living area
- Highly sought after residential development
- Adjacent to 'The Square' in Mount Oval Village
- All conveniences and amenities to hand
- On the 216 bus route
- Ideal first time buy or investment opportunity
- The property is being sold with the benefit of vacant possession

| RECEPTION HALLWAY

3.07m x 1.31m (10'0" x 4'2")

The reception hallway has laminate flooring, one centre light fitting, a smoke alarm, electrical board, and one radiator. Doors allows access to the hot water tank and a storage press.



| OPEN PLAN

KITCHEN/DINING/LIVING

8.8m x 3.65m (28'8" x 11'9")

This is a superb and very spacious room with two windows and a glass door overlooking the front of the property, allowing extensive natural light. The living area has new high quality carpet flooring, one centre light fitting, one large electric radiator, extensive dining space, and ample space for a suite of furniture.



The kitchen area has vinyl flooring, one centre light fitting, fitted units at eye and floor level, extensive worktop counter, tile splashback, space for fridge freezer, plumbing for a washing machine, dryer and dishwasher, and space for an oven/hob/extractor fan.



| BEDROOM 1

5.19m x 2.98m (17'0" x 9'7")

Spacious master bedroom with one window overlooking the front of the property, built-in wardrobe for storage, one electric radiator, one centre light fitting and carpet flooring. A door allows access into the en suite bathroom.



| EN SUITE

1.63m x 1.9m (5'3" x 6'2")

The en suite features a three piece suite with a built-in cubicle incorporating a mains operated shower, vinyl flooring, extractor fan, and one centre light fitting.



| **BEDROOM 2**

4.22m x 2.28m (13'8" x 7'4")

This double bedroom has one window overlooking the front of the property, built-in wardrobe unit for storage, electric radiator, centre light fitting and carpet flooring.



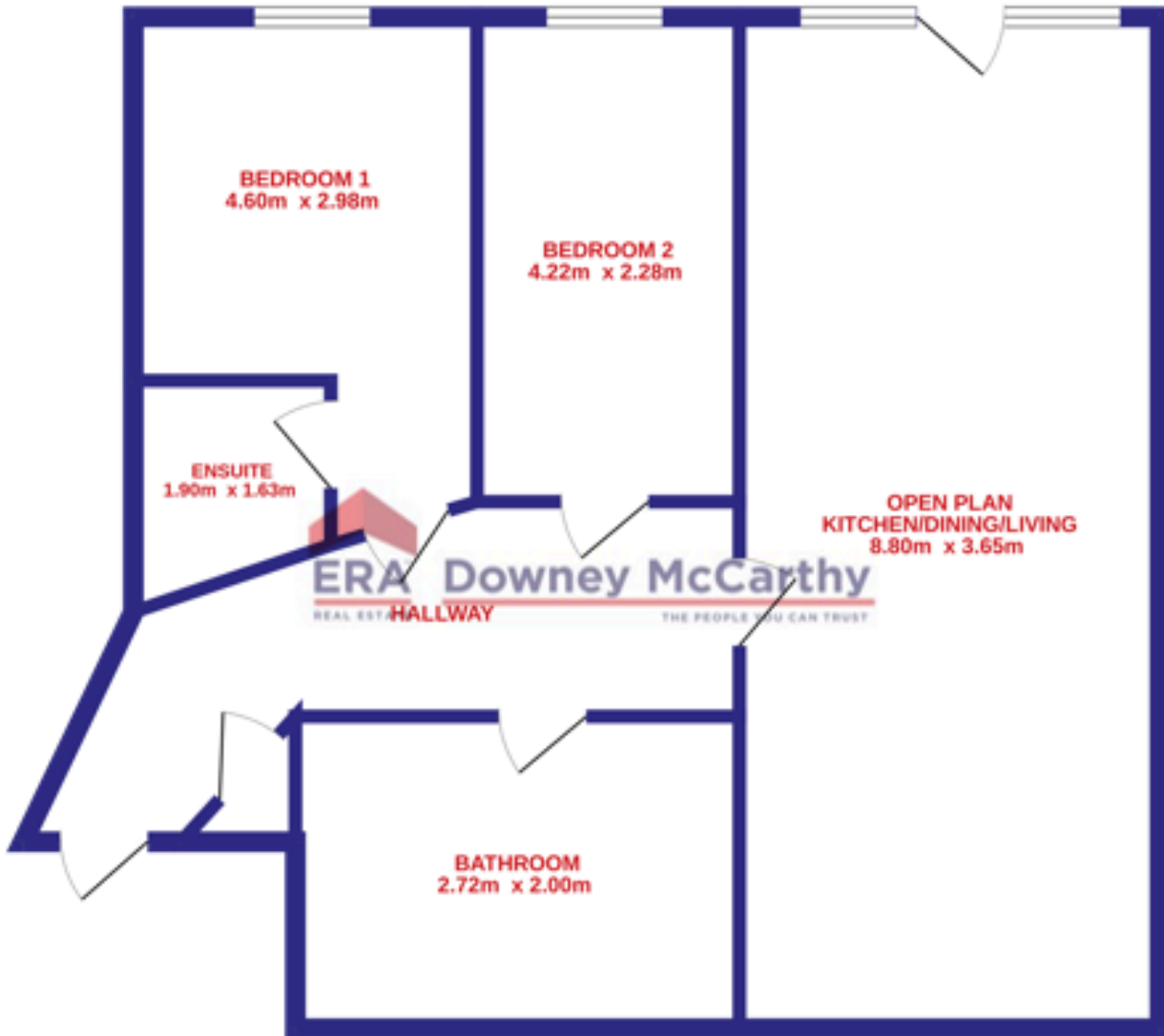
| **MAIN BATHROOM**

2.72m x 2m (8'9" x 6'5")

The main bathroom features a four piece suite including a shower fitted over the bath, attractive floor and wall tiling, extractor fan, and centre light fitting.

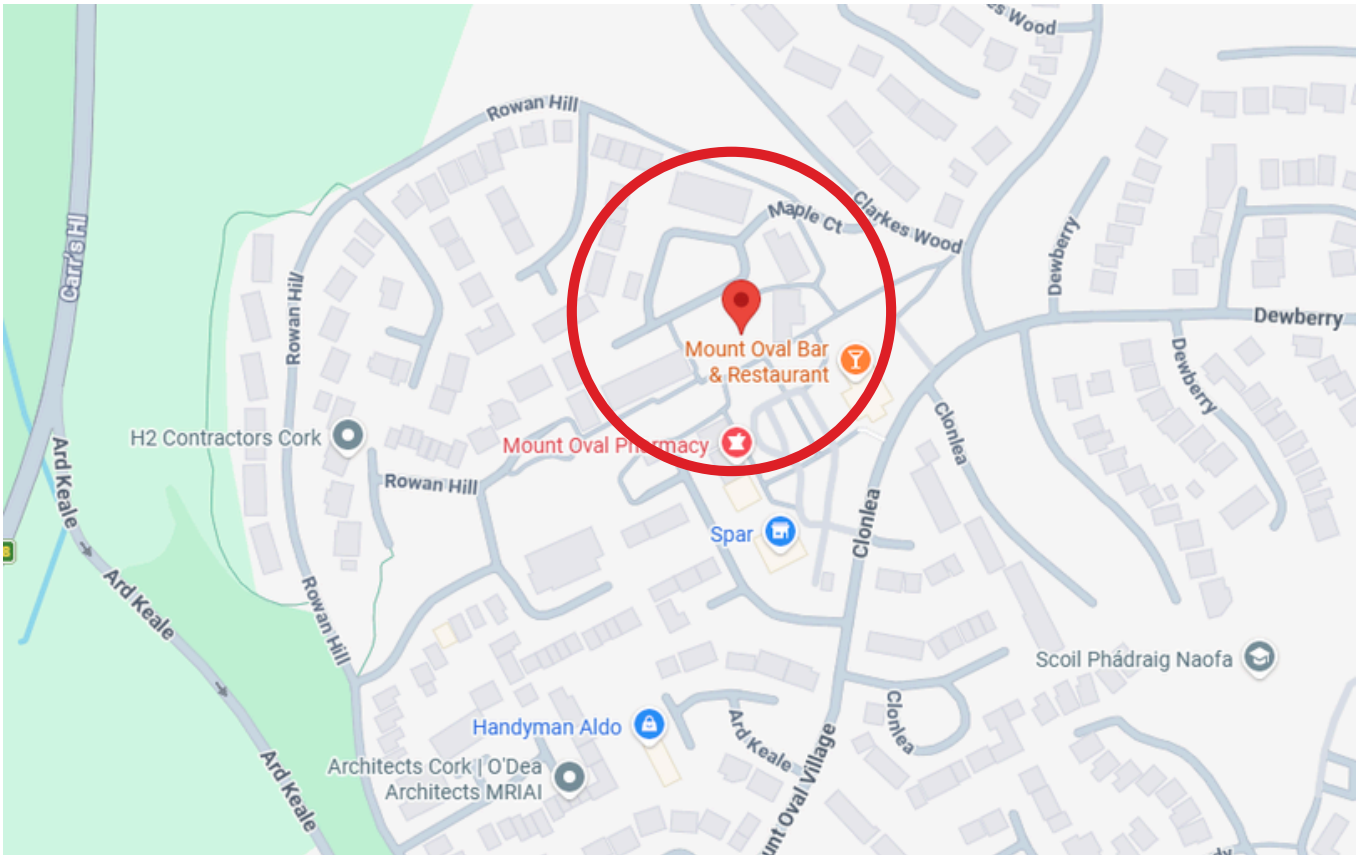


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 N773 for directions.



| ALL ENQUIRIES TO:



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