

17 Woodville, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented and very well-maintained two bedroom first floor apartment, situated in a sought after location off Rochestown Road, Rochestown, Cork. The property benefits from attractive décor, a balcony area, and its positioning within a quiet development.



AMV: €295,000

60 South Mall, Cork.

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

PSRA No. 002584

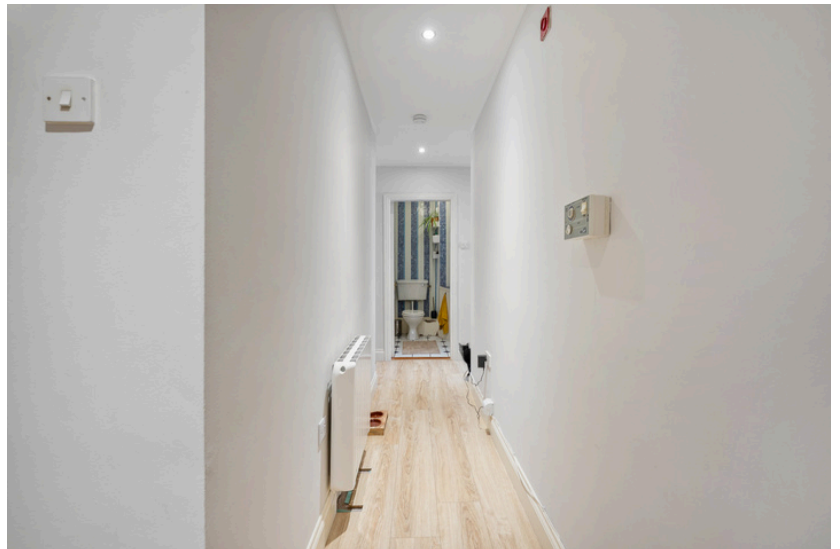
| FEATURES

- Approx. 71.89 Sq. M. / 774 Sq. Ft.
- Built in 1997
- BER B2
- Electric heating
- Double glazed PVC windows
- Two spacious double bedrooms
- Balcony area
- Select items of furniture are included as part of the sale - leather couch, dining room suite, both bed sets, Bedroom 2 wardrobe and chest of drawers, electric fire, fridge freezer
- Superb location close to local amenities
- Close to Douglas Village and local schools,
- In close proximity to Mount Oval Village
- On the 216 and 223 bus route
- Ideal first time buy/investment

| RECEPTION HALLWAY

4.65m x 2.48m (15'2" x 8'1")

The hallway has wooden flooring, access to the hot press, recessed spot lighting, and one electric radiator.



| OPEN PLAN

KITCHEN/DINING/LIVING

5.06m x 5.95m (16'6" x 19'5")

This superb and spacious open plan kitchen/dining/living area has one window to the side of the property, and double doors allow access to a lovely balcony area. There is ample dining and living space, high quality wooden flooring, recessed spot lighting, attractive neutral décor, and a fireplace with feature stone insert.



The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen has space for an oven/hob/extractor fan, space for a fridge freezer, plumbing for a washing machine, and a stainless steel sink.



| BEDROOM 1

3.68m x 3.8m (12'0" x 12'4")

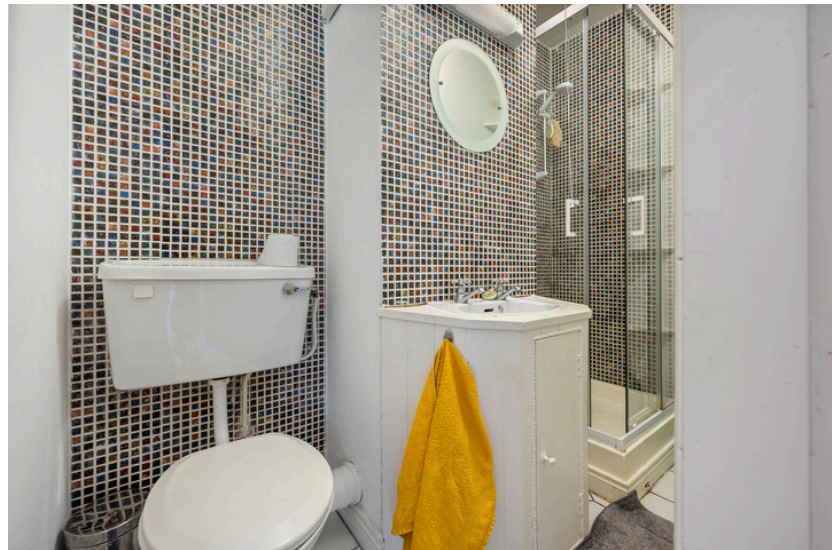
This spacious double bedroom has one window overlooking the side of the property, carpet flooring, built-in wardrobe unit for storage, one electric radiator, recessed spot lighting, and a door allowing access to en suite bathroom.



| EN SUITE

2.38m x 1.21m (7'8" x 3'9")

The en suite bathroom features a three piece suite including a shower cubicle incorporating a Triton T80 electric shower, tile flooring, tile splashback, one centre light fitting, and one wall-mounted light fitting.



| **BEDROOM 2**

2.74m x 3.26m (8'9" x 10'6")

Another spacious double bedroom has one window overlooking the side of the property, timber flooring, one electric radiator, and one centre light fitting.



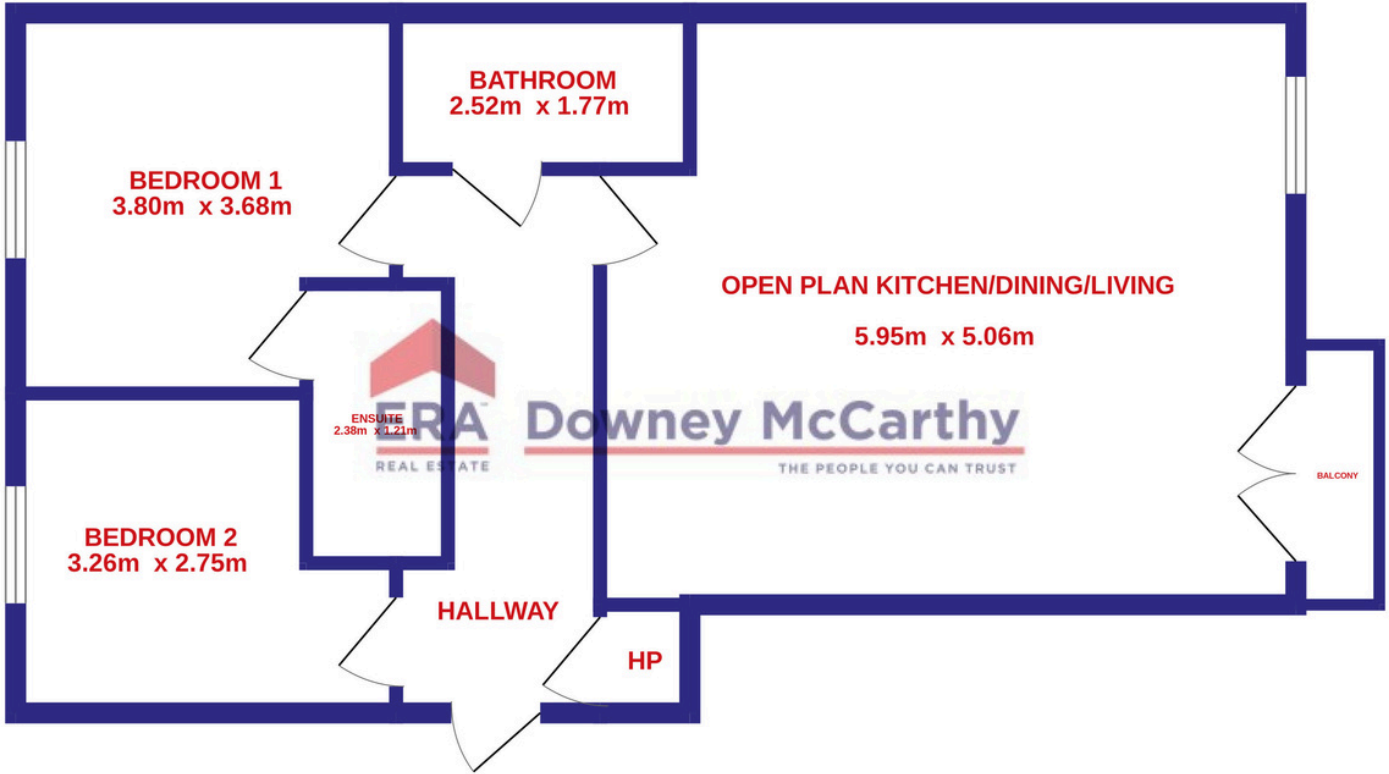
| **MAIN BATHROOM**

1.77m x 2.52m (5'8" x 8'2")

The main bathroom features a three piece suite, fully tiled walls and floors, extractor fan, one centre light fitting, and one wall-mounted light fitting.

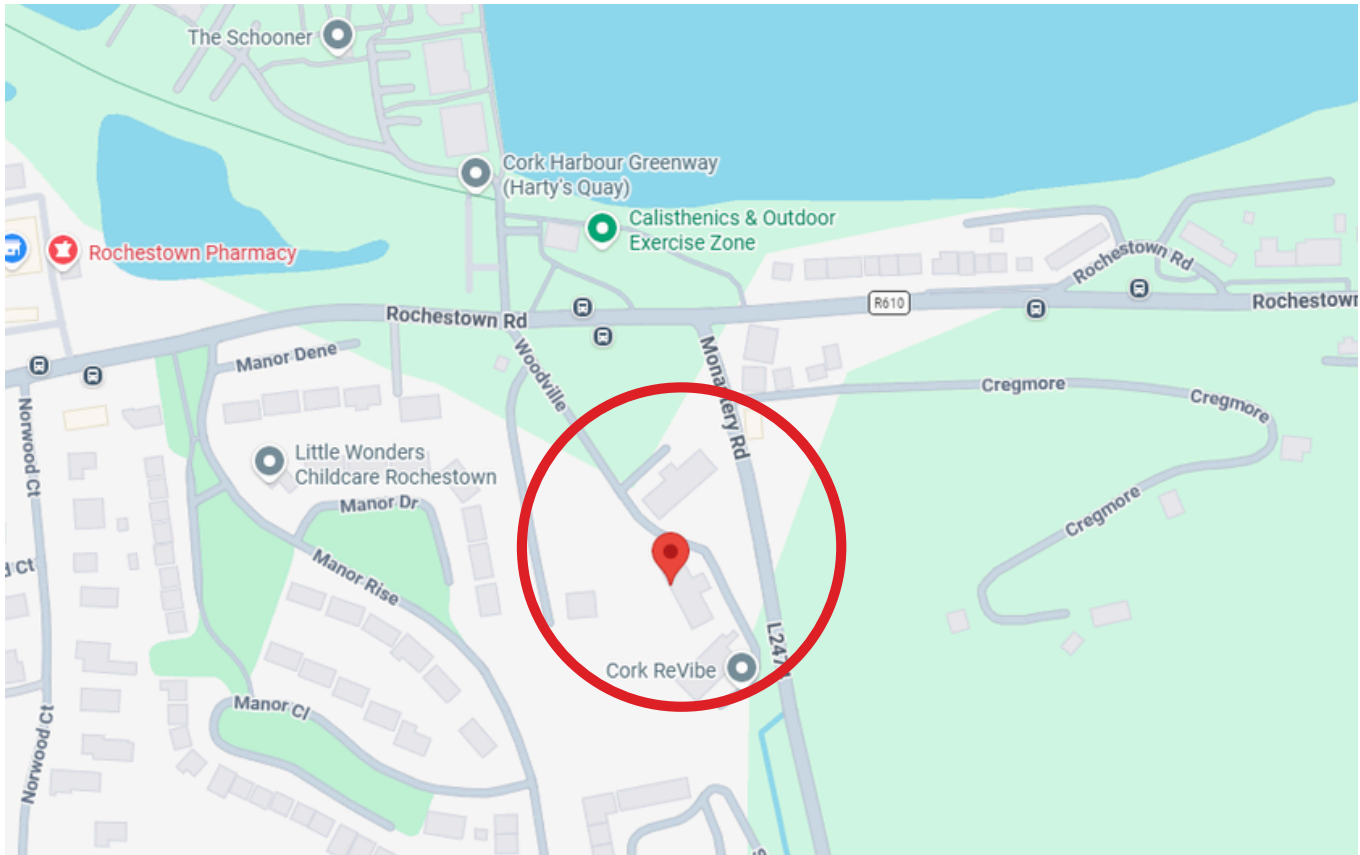


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 X382 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.