

6 Downview, Farranlea Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present this superbly maintained one bedroom ground floor apartment to the market. Ideally situated within a secure gated development, this impressive property enjoys a prime location in Cork's highly sought after western suburbs. The apartment is within walking distance of Cork University Hospital, Bon Secours Hospital Cork, and University College Cork, while also benefiting from easy access to an excellent range of local amenities including cafés, shops, and convenient public transport links.

Presented in excellent condition throughout and offering a cosy B3 BER Rating, the property offers bright and spacious accommodation finished to a high standard. Additional features include a secure underground parking space and a large private own-door storage unit.

Accommodation consists of a welcoming reception hallway, a bright open plan kitchen/dining/living area, a spacious double bedroom, and a modern main bathroom.

AMV: €275,000

BER B2

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 50 Sq. M. / 538 Sq. Ft.
- Built in 2005
- BER B2 - Qualifying the property for Green Mortgage Interest Rates
- No Rent Cap Applicable
- Ideally located within walking distance of CUH, The Bons Secour Hospital, University College Cork and all amenities
- Separate own door storage unit located within the basement
- One allocated parking space within a secure underground car park
- Gas fired central heating & double glazed windows
- Excellently maintained gated complex

| RECEPTION HALLWAY

3.67m x 1.85m (12'0" x 6'0")

A solid walnut door allows access to the reception hallway from the communal hallway. The reception hallway features carpet flooring, neutral décor, recessed spot lighting, one radiator and two power points. Located off the hallway is a practical storage room fitted with shelving and hanging space, which also houses the gas boiler.



| OPEN PLAN

KITCHEN/DINING/LIVING

7.37m x 3.33m (24'1" x 10'9")

The bright open plan kitchen/dining/living area is finished with a mix of tile and attractive walnut timber flooring, and is decorated in modern neutral tones throughout. The living space offers ample room for both lounge and dining furniture and benefits from access to the front of the property via a door opening onto a paved patio area overlooking the front of the complex. The area has recessed spot lighting, one large radiator, six power points, one television point, thermostat control for the heating, and an intercom system.



The kitchen features modern fitted units at eye and floor level to either side of the room, with worktop counter and tile splashback. The kitchen includes an integrated oven and hob, extractor fan and fridge, a stainless steel sink with draining unit, space for a microwave, and plumbing for a washing machine or dishwasher.



| **BEDROOM**

3.59m x 3.66m (11'7" x 12'0")

This spacious double bedroom has one window to the front of the property, including a curtain rail and curtains. The room has carpet flooring, one centre light piece, neutral décor and built-in wardrobes. There is one radiator, three power points, and one television point.



| **BATHROOM**

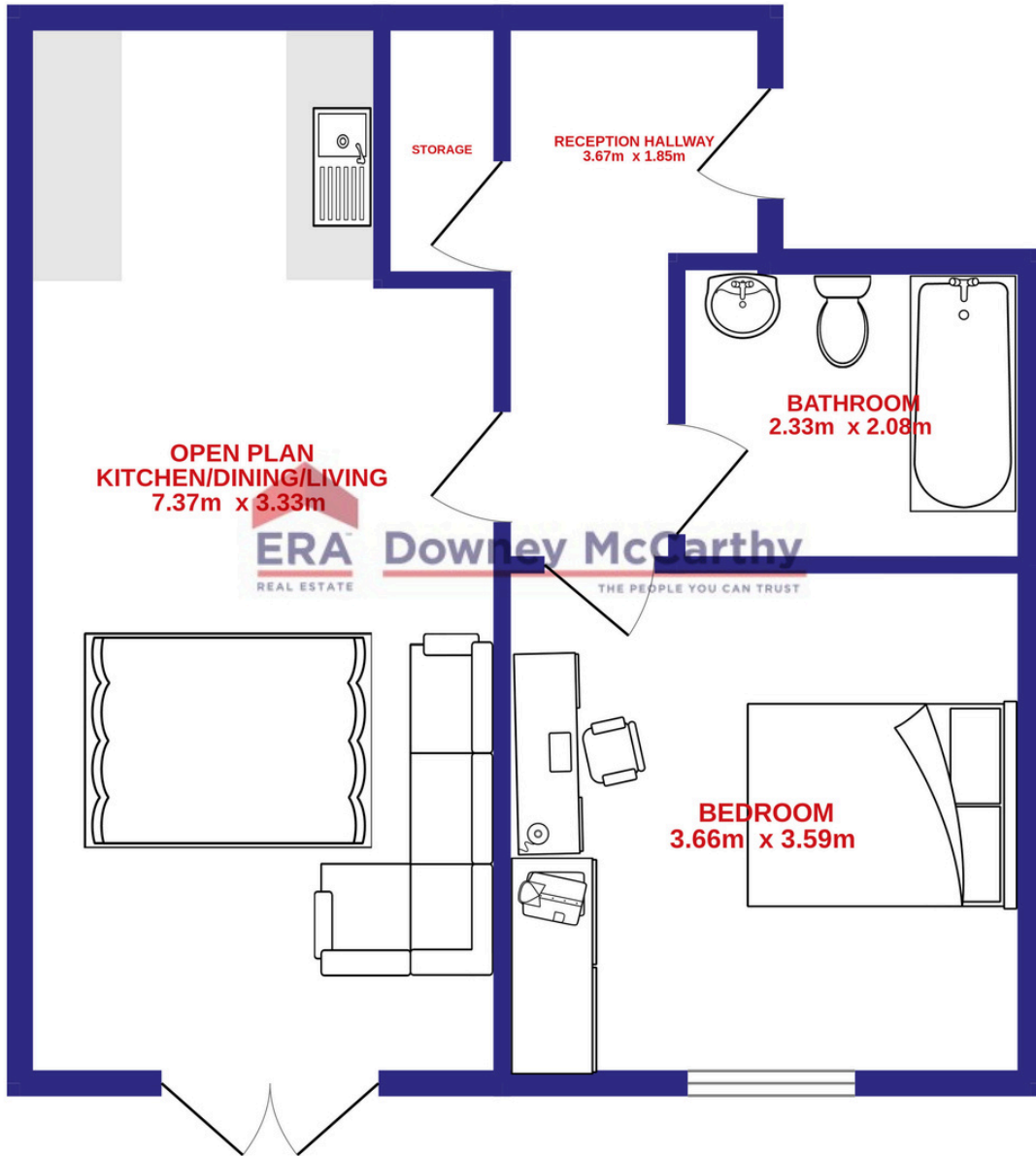
2.08m x 2.33m (6'8" x 7'6")

The main bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has attractive floor and wall tiling, neutral décor, a heated towel rail, recessed spot lighting, and an extractor fan.



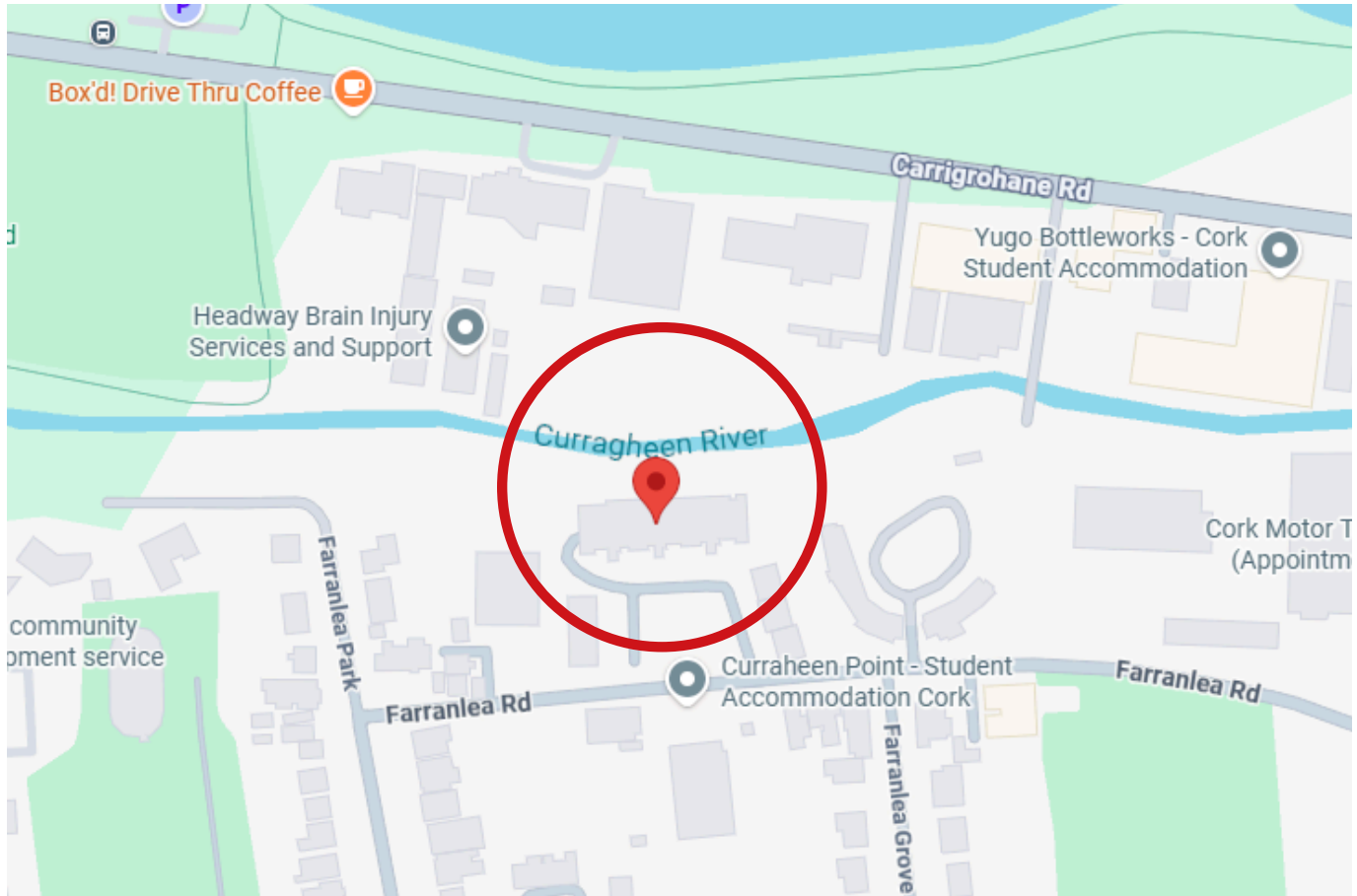
| FLOOR PLAN

APARTMENT



| DIRECTIONS

Please see Eircode T12 HK25 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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