

10 Popes Quay Court, Popes Quay, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market introduces this superb fourth floor, three bedroom apartment in the ever-popular Popes Quay area. Positioned in the heart of Cork city centre, the property enjoys unrivalled convenience with a wide range of amenities, transport links, and major employers right on its doorstep. Benefiting from a desirable south facing aspect to the front, the property enjoys an abundance of natural light along with stunning views over the River Lee and the surrounding cityscape.



AMV: €245,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- South facing balcony with fantastic river & city views
- Approx. 57.65 Sq. M. / 621 Sq. Ft.
- Built in 1995
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Double glazed PVC windows & Electric heating
- Superb open plan kitchen/dining/living area with River views
- Hand painted fitted kitchen
- Three double bedrooms
- Superb city centre location close to all essential and recreational amenities
- Management fees €1,793 per annum (reduced to €1,593 if Early Payment Discount is implemented)

| RECEPTION HALLWAY

5.3m x 2.19m (17'3" x 7'1")

A PVC door with glass centre panelling allows access to the main reception hallway. The bright and spacious reception hallway features attractive neutral décor with high quality carpet flooring. The area has two light pieces, one electric radiator, two power points, and a hot press area which is shelved for storage. A door with glass panelling allows access to a superb open plan kitchen/dining/living area.



| OPEN PLAN KITCHEN/DINING/LIVING

5.59m x 3.53m (18'3" x 11'5")

This bright and spacious room is flooded with natural light thanks to its desirable south facing aspect and is finished in a warm, attractive colour palette throughout.



The kitchen is thoughtfully designed in a practical U-shape, featuring hand-painted fitted units at both eye and floor level with extensive worktop, tiled splashback and tile flooring. The kitchen is equipped with an integrated extractor fan, space for an oven, washing machine and freezer, and a stainless steel sink. Additional features include one centre light piece and eight power points.



The open plan living/dining area is finished with modern vinyl flooring, creating a comfortable and low maintenance space. It benefits from a centre light piece, four wall-mounted light pieces, an electric heater, and a thermostat control for the heating system. Double doors from the room open onto a private balcony offering stunning views over Cork city and the River Lee.



| **BEDROOM 1**

3.3m x 2.42m (10'8" x 7'9")

A large double bedroom has one window to the rear of the property and is finished with attractive décor. The room offers carpet flooring, one centre light piece, a wall-mounted light piece, built-in units from floor to ceiling with an integrated workstation, four power points, and one electric radiator.



BEDROOM 2

3.32m x 2.38m (10'8" x 7'8")

A spacious double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has carpet flooring, one centre light piece, one wall-mounted light piece, built-in units from floor to ceiling with an integrated workstation, four power points, and one electric radiator.



BEDROOM 3

3.52m x 2.33m (11'5" x 7'6")

A spacious double bedroom has two windows to the front of the property, enjoying superb views over Cork city and the River Lee. The room has carpet flooring, one centre light piece, one wall-mounted light piece, built-in units from floor to ceiling, two power points, one telephone point, and one electric radiator.



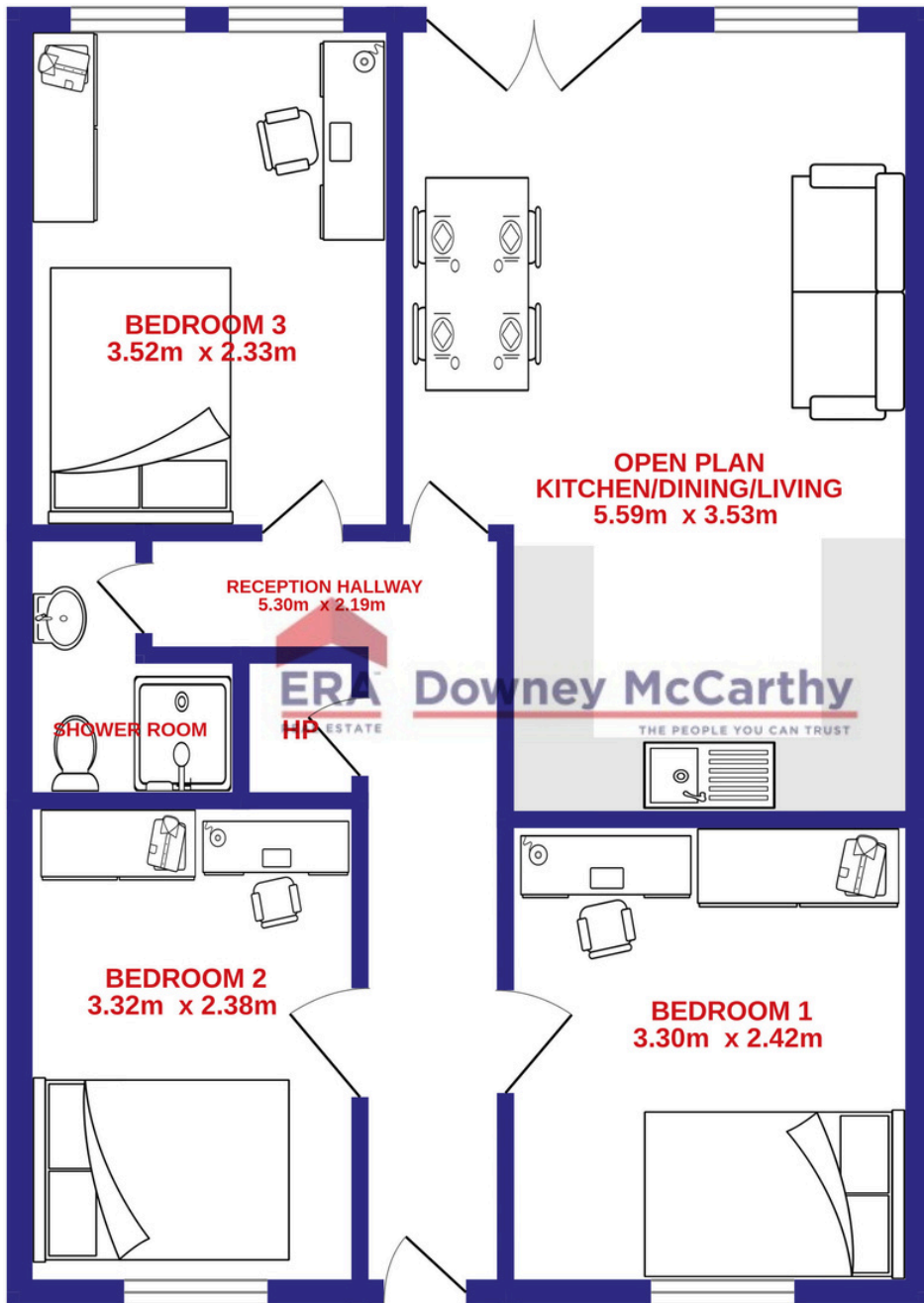
SHOWER ROOM

1.88m x 1.38m (6'1" x 4'5")

The shower room features a three piece suite including a Triton T90Z electric shower, vinyl flooring, PVC panelled walls, one centre light piece, and one extractor fan.

| FLOOR PLAN

APARTMENT



| DIRECTIONS

Please see Eircode T23 TF89 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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