

4 Woodfield, Curra Woods, Riverstick, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented modern two bedroom, first floor apartment situated in the picture perfect village of Riverstick, Co. Cork. The village's amenities and services are all within walking distance and include a shop, pharmacy, cafe, pub, church and sports facilities. The stunning coastal town of Kinsale known for its exquisite scenery and vibrant gourmet restaurants and bars is located within 10km's while Cork International Airport and Cork city centre are all within in an easy 10-15 minute commute.

Accommodation consists of reception hallway, superb main living room with feature bay window and balcony, open plan kitchen/dining area, two spacious double bedrooms, and the main family bathroom. The property also offers a fully floored attic space, adding extensive storage space to the property.

AMV: €195,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

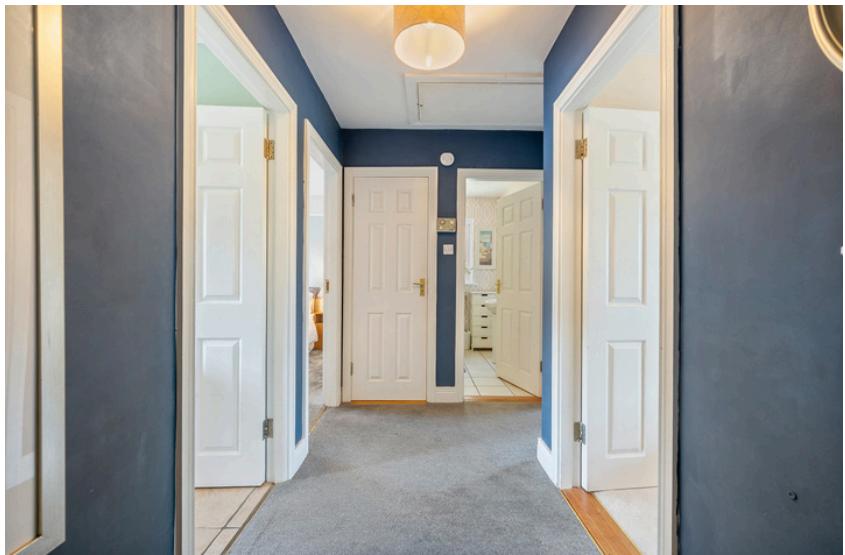
| FEATURES

- Show Home Standard 2 Bed Apartment
- Approx. 60.1 Sq. M. / 647 Sq. Ft.
- Built in 2001
- BER E1
- Electric heating
- Double glazed windows
- Superb modern décor
- Modern fitted kitchen
- Fully floored attic
- Within walking distance of Riverstick village and all amenities
- 15km drive to Cork city centre
- 10 minutes from Kinsale town and Cork Airport
- Management fees approx. €1,500 per annum - reduced from €1,800 with an Early Payment Discount
- Rental potential €1,890 per month

| RECEPTION HALLWAY

3.42m x 1.95m (11'2" x 6'3")

A spacious reception hallway features attractive décor with high quality carpet flooring. The area has one centre light piece, a hot press area shelved for storage, wall-mounted shelving, and a Stira staircase allows access to a fully floored attic space which is ideal for additional storage space.



| LIVING ROOM

3.64m x 4.59m (11'9" x 15'0")

A superb main living room has a feature bay window to the rear of the property, and a PVC door with glass top panelling allowing access to a balcony area with excellent countryside views from the properties elevated site. The room has high quality décor, attractive carpet flooring, and a bespoke open fireplace finished in stunning salvaged natural red brick. There is one centre light piece, two electric radiators, six power points, one television point, two telephone points, and two feature wall-mounted light pieces.



| KITCHEN/DINING

3.02m x 3.07m (9'9" x 10'0")

The kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The room has tile flooring, one window to the front of the property with Venetian blind, one centre light piece and extensive dining space. The kitchen includes an integrated extractor hood, stainless steel sink and drainer unit, while offering space for an electric oven and fridge freezer, plumbing for a washing machine and strip lighting underneath the eye level units.



| BEDROOM 1

3.41m x 3.5m (11'1" x 11'4")

A spacious double bedroom has one window to the rear of the property, including a Venetian blind, a curtain rail, and curtains. The room has an attractive feature panelled wall and warm cosy décor with high quality luxurious fitted carpet. There is impressive built-in units, one centre light piece, one electric radiator, and four power points.



| BEDROOM 2

3.43m x 3.07m (11'2" x 10'0")

A spacious double bedroom has one window to the front of the property, including a Venetian blind. The room has a feature wallpapered wall and high quality décor with luxurious fitted carpets. There is impressive built-in storage, four power points, one centre light piece, one electric radiator, and wall-mounted shelving.



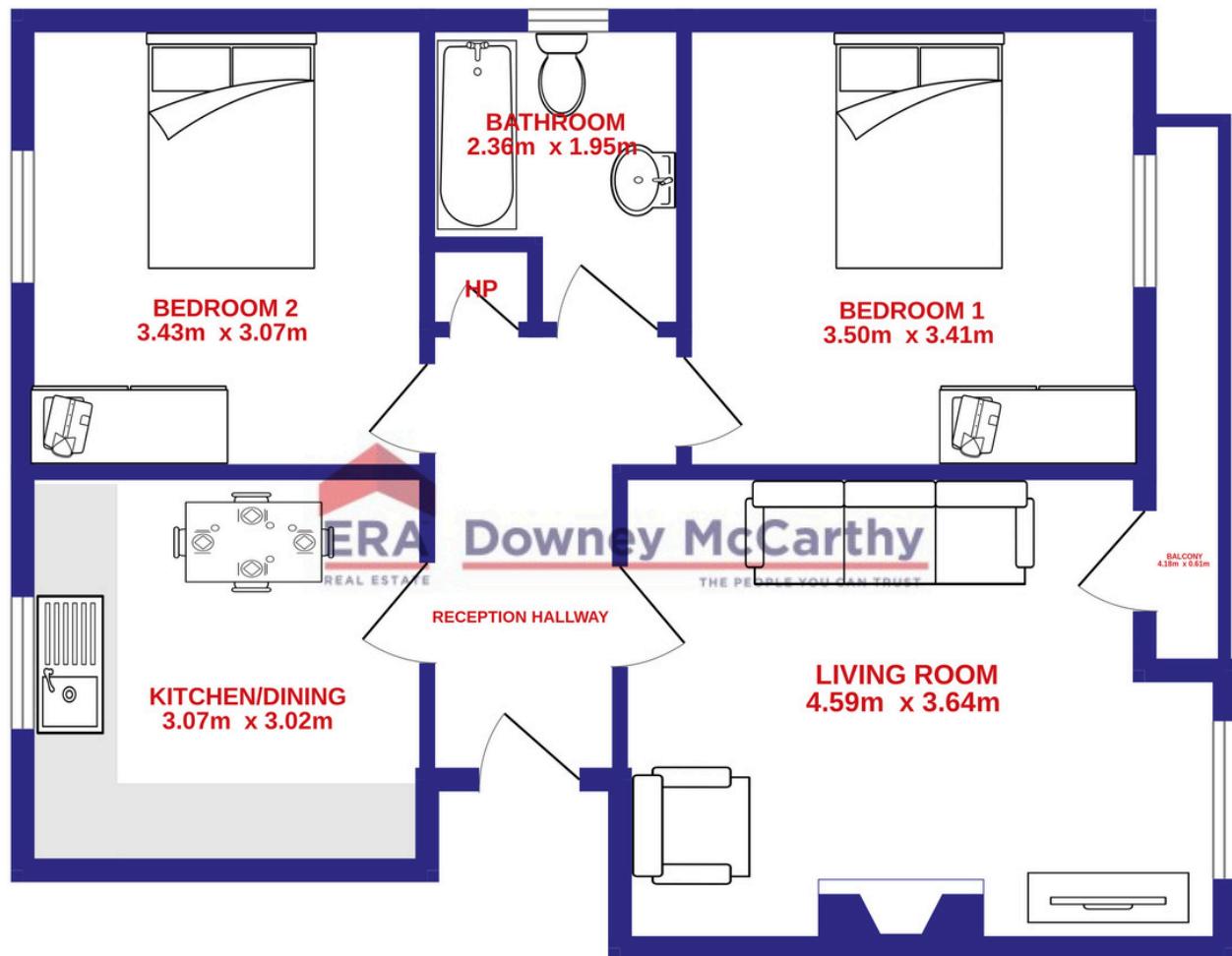
| BATHROOM

2.35m x 1.95m (7'7" x 6'3")

The main family bathroom features a three piece suite including a mains operated shower fitted over the bath. There is one window to the side of the property, impressive modern tiling, one centre light piece, one extractor fan, and one wall-mounted heater.

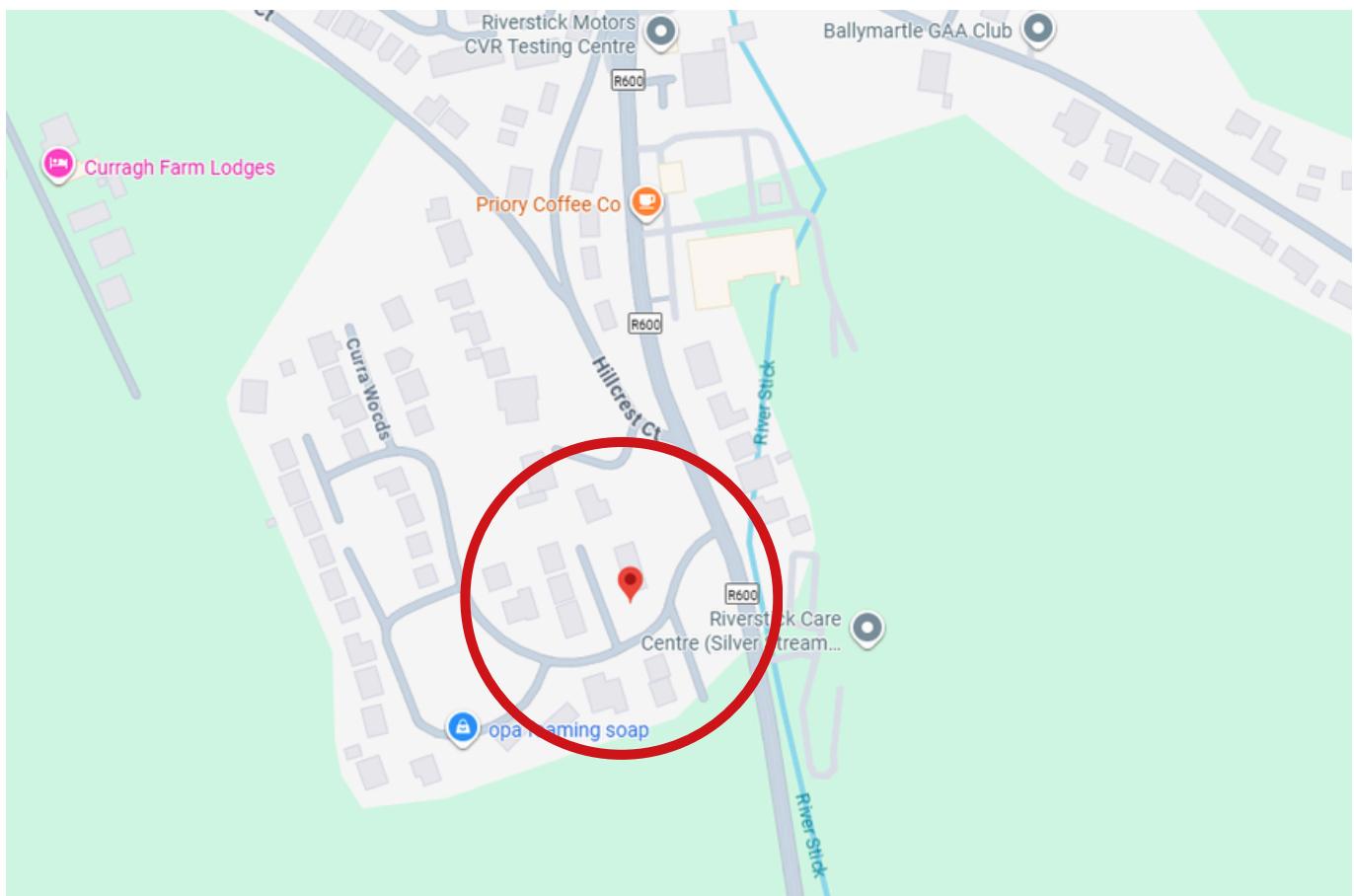


| FLOOR PLAN



| DIRECTIONS

Please see Eircode P43 FH99 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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