

10 The Crescent, Harbour Heights, Passage West, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this beautifully presented three bedroom duplex property, located within walking distance of Passage West and all amenities. The property benefits from attractive finishes, two balcony areas, and its location within a quiet and mature residential area.

Accommodation consists of reception hallway, living room, and open plan kitchen/dining area and guest w.c. on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom. Viewing highly recommended.

AMV: €325,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 119.56 Sq. M. / 1,392 Sq. Ft.
- Built in 2006
- BER B2 – Qualifying the property for Green Mortgage Interest Rates
- Double glazed PVC windows
- Gas fired central heating
- Two balcony areas
- Overlooking a green area to the front
- Walking distance to local amenities including 216 and 223 bus routes, soccer clubs, cafes, supermarkets
- Management fees €1,760 per annum
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

2.1m x 1.33m (6'8" x 4'3")

A solid teak door allows access to the reception hallway. The area has high grade laminate flooring, one centre light piece, alarm panel, one radiator, and a door leading you through to the main hallway.



| MAIN HALLWAY

6.24m x 5.26m (20'4" x 17'2")

The hallway has attractive carpet flooring, recessed spot lighting, one radiator, one smoke alarm, under stair storage space, and two power points. A door allows access to the guest w.c.



| GUEST W.C

1.59m x 1.48m (5'2" x 4'8")

The guest w.c features a two piece suite, one centre light piece, one extractor fan, one radiator, and tile flooring.



| LIVING ROOM

5.24m x 3.97m (17'1" x 13'0")

The tastefully decorated living room has carpet flooring, a feature electric fireplace, one centre light piece, one carbon monoxide alarm, a smoke detector, six power points, one radiator. Double doors lead to a superb balcony area which overlooks the front of the property.



| KITCHEN/DINING

3.42m x 5.46m (11'2" x 17'9")

The kitchen has solid fitted units at eye and floor level finished in an attractive cream colour scheme, with granite worktop counter and tile splashback. The kitchen includes an integrated fridge, integrated oven/hob/extractor fan, integrated dishwasher, free standing washing machine, and a stainless steel sink. The area has one window to the rear, attractive tile flooring, recessed spot lighting, smoke detector, access to the control panel for the heating system, and six power points.



The dining area has one centre light piece, one radiator, attractive tile flooring, and two power points. Double PVC doors lead to a second balcony space.



| STAIRS AND LANDING

4.06m x 1.1m (13'3" x 3'6")

The stairs and landing are fitted with attractive carpet flooring throughout. At the top of the landing there is one radiator, one centre light piece, one Velux window, smoke detector, a Stira staircase allowing access to the attic, access to a large hot press area for storage, and two power points.



| BEDROOM 1

3.41m x 5.48m (11'1" x 17'9")

This spacious double bedroom has one window to the rear of the property, attractive carpet flooring, six power points, one radiator, one centre light piece, built-in wardrobe units, and a door allowing access to the en suite bathroom.



| EN SUITE

1.76m x 1.76m (5'7" x 5'7")

The en suite features a three piece suite including a shower cubicle incorporating a Triton Novel SR electric shower, tile flooring, extractor fan, one radiator, one centre light piece, and one wall-mounted light piece.



| BEDROOM 2

4.96m x 2.68m (16'2" x 7'1")

Another generous sized double bedroom has one window to the front of the property, attractive carpet flooring, one radiator, one centre light piece, built-in wardrobe units with recessed spot lighting overhead, a smoke detector, and six power points.



| BEDROOM 3

4.46m x 2.17m (14'6" x 7'1")

This single bedroom has one window to the front of the property, attractive carpet flooring, two power points, one radiator, one centre light piece, built-in wardrobe units, and a smoke detector.



| BATHROOM

2.27m x 1.77m (7'4" x 5'8")

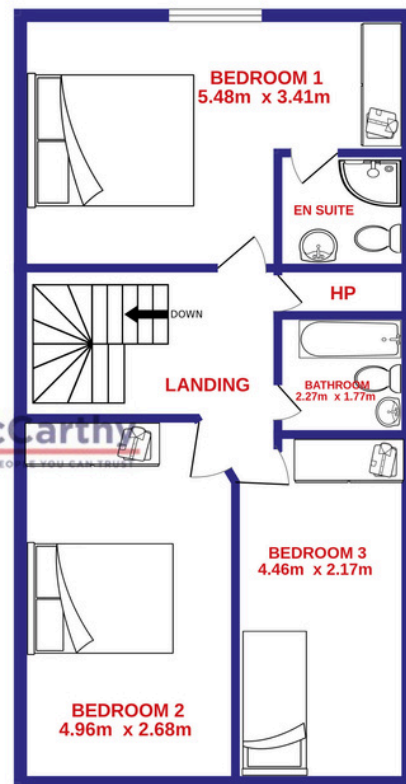
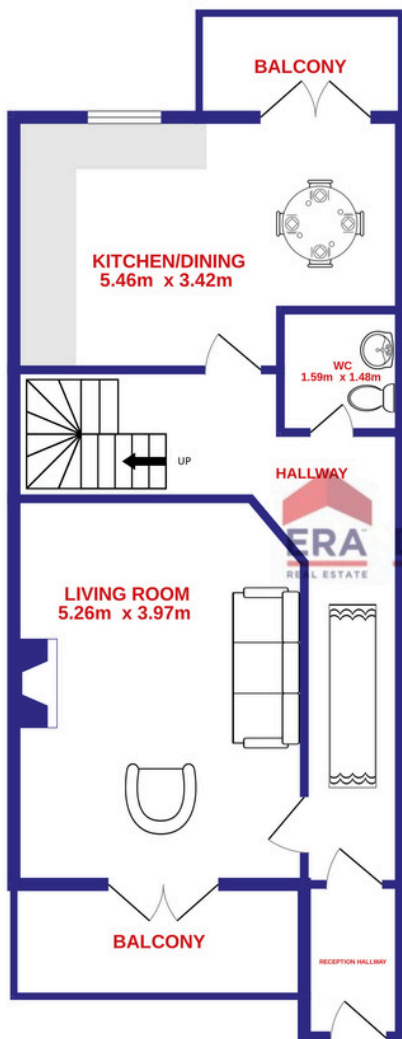
The main bathroom features a four piece suite including a Triton Novel SR electric shower fitted over the bath, tile flooring, extractor fan, one radiator, one centre light piece, and one wall-mounted light piece.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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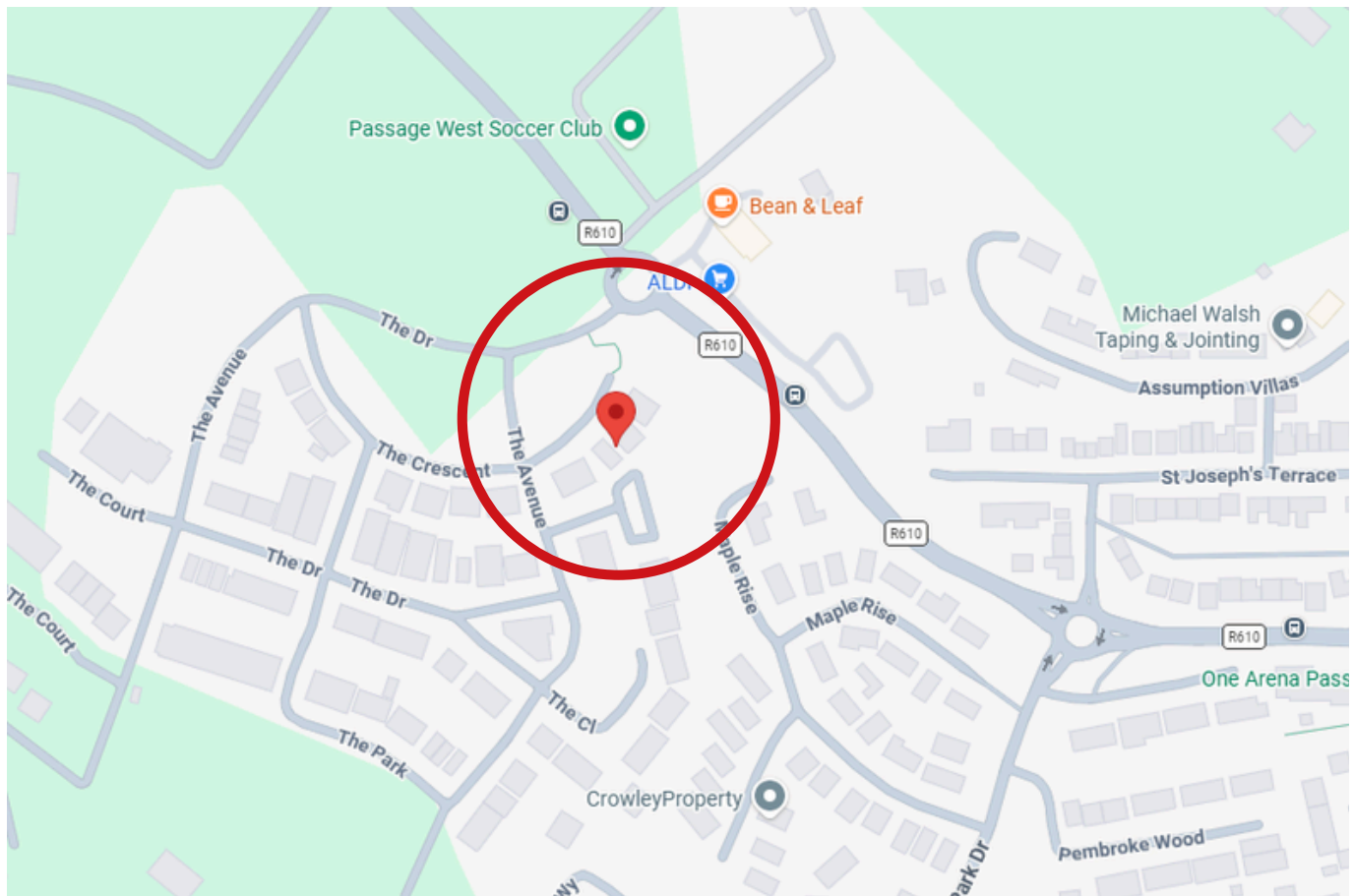
| GARDENS AND EXTERIOR



The front of the property is accessed via steps with attractive brick finish, and tiled flooring leads to the front door.

| DIRECTIONS

Please see Eircode T12 TK50 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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