

## 32 Mariners Quay, Passage West, Cork



ERA Downey McCarthy is delighted to offer to the market this superb two bedroom, fourth floor penthouse apartment situated in the heart of Passage West, Cork with beautiful waterfront views overlooking the River Lee. The property benefits from bright and spacious living accommodation as well as its ideal location close to all local amenities and excellent transport links.



**AMV: €240,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Penthouse apartment on fourth floor
- Approx. 74 Sq. M. / 797 Sq. Ft.
- Built in 2005
- BER D1
- Two double bedrooms
- Bright open plan kitchen/living/dining area with panoramic views
- Two balcony areas with panoramic waterfront views
- Close to all local amenities including shops, schools, bars and restaurants
- Excellent transport links
- Located on 216 and 223 bus routes
- 15 minute walk to Passage West Ferry
- Management fees €1,950

## | RECEPTION HALLWAY

5.85m x 1.13m (19'1" x 3'7")

The main reception hallway has two light pieces, one wall-mounted electric storage heater, laminate timber flooring and access to the hot press.



## | OPEN PLAN

### KITCHEN/DINING/LIVING

4.27m x 8.1m (14'0" x 26'5")

This impressive, open plan double height room is awash with natural light owing to a wrap around window and glass doors allowing access to two separate balcony areas, respectively.

The kitchen area features fitted units at eye and floor level with worktop counter and tile splashback. It has tile flooring, power points, electric hob and oven, dishwasher, washing machine and fridge freezer.



The living area features timber flooring, wall-mounted light pieces, one wall-mounted electric storage heater and power points.



## | BEDROOM 1

3.6m x 3.59m (11'8" x 11'7")

This double bedroom is dual aspect with one window to the side of the property and double glass doors allowing access to a private patio area. The room has laminate timber flooring, one centre light piece, one wall-mounted electric storage heater and a door allowing access to the ensuite bathroom.



## | EN SUITE

1.27m x 2.81m (4'1" x 9'2")

The en suite bathroom features a three piece suite, floor and wall tiling, one centre light piece, an extractor fan, one wall-mounted electric storage heater and one window.



## | STORAGE ROOM

1.21m x 2.81m (3'9" x 9'2")

This room features one centre light piece, laminate timber flooring and two fitted shelves.

## | BEDROOM 2

2.1m x 2.88m (6'8" x 9'4")

This bedroom has one centre light piece, one window, one wall-mounted electric heater and laminate timber flooring.



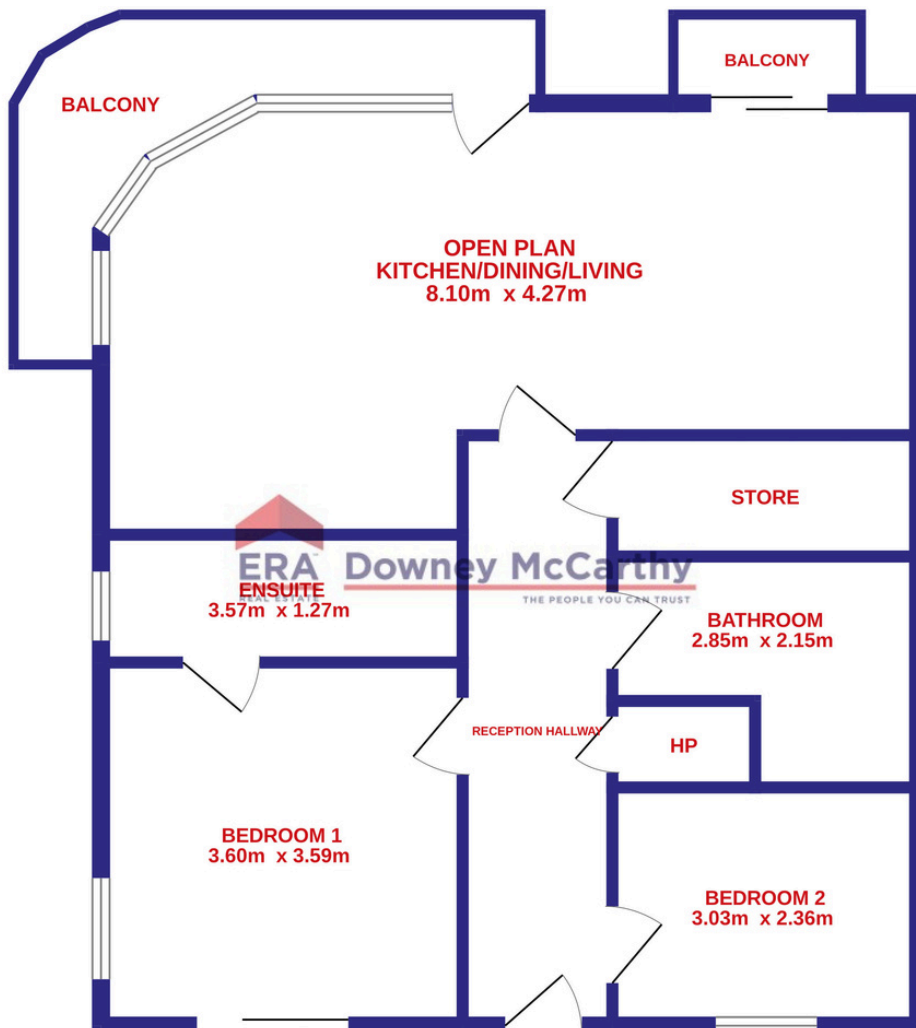
## | BATHROOM

2.15m x 2.85m (7'0" x 9'3")

The main family bathroom features a four piece suite, one centre light piece, floor and wall tiling, one wall-mounted heater, a wall mirror and fitted lamp.

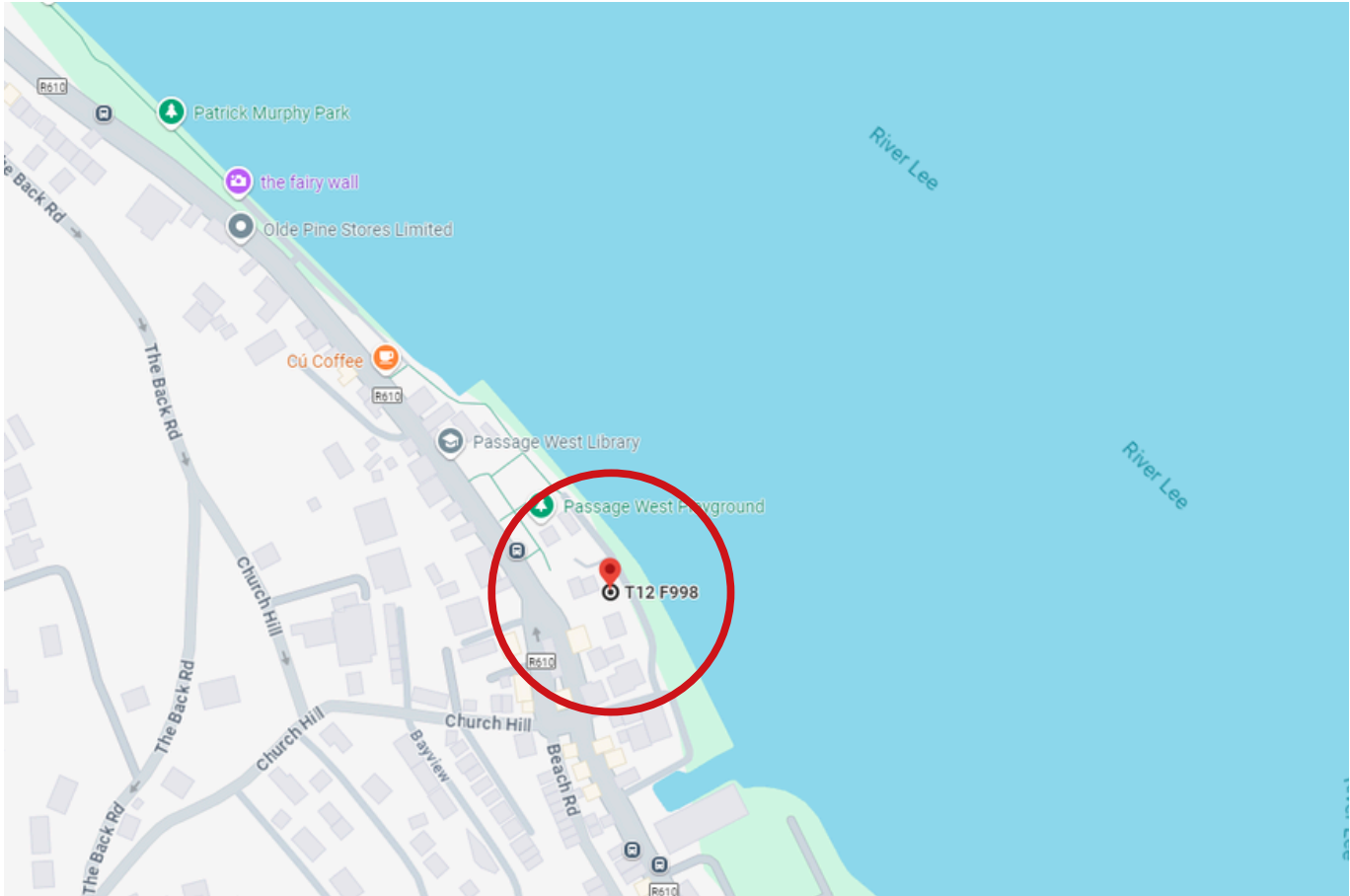


## | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T12 F998 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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