



Downey McCarthy

THE PEOPLE YOU CAN TRUST

14 Mariners Quay, Passage West, Cork



ERA Downey McCarthy are delighted to offer to the market this superb two bedroom, third floor 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: €225,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

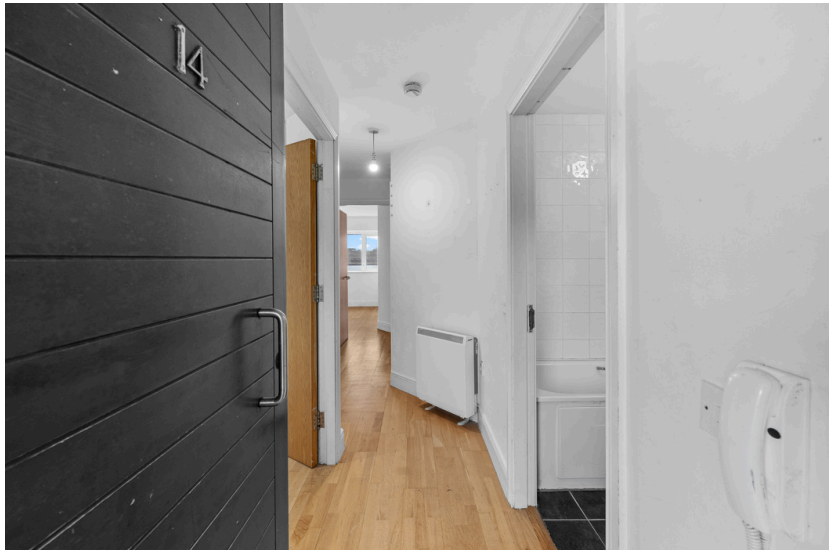
| FEATURES

- Approx. 60 Sq. M. / 646 Sq. Ft.
- Built in 2005
- BER B3
- Two double bedrooms
- Bright open plan kitchen/living/dining area
- Balcony area
- Intercom to ground floor
- 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 reception hallway features one centre light piece, one wall-mounted electric storage heater, laminate timber flooring, smoke detector and ample power points.



| OPEN PLAN

KITCHEN/DINING/LIVING

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

This spacious room has double doors allowing access to a balcony area.

The kitchen area features fitted units at eye and floor level, tile flooring, tile splashback, one wall-mounted electric storage heater and one centre light piece. The kitchen includes an electric hob and oven with extractor fan, a stainless steel sink, washing machine, dishwasher and integrated fridge freezer.



The living area has one centre light piece, laminate timber flooring, ample power points.



| BEDROOM 1

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

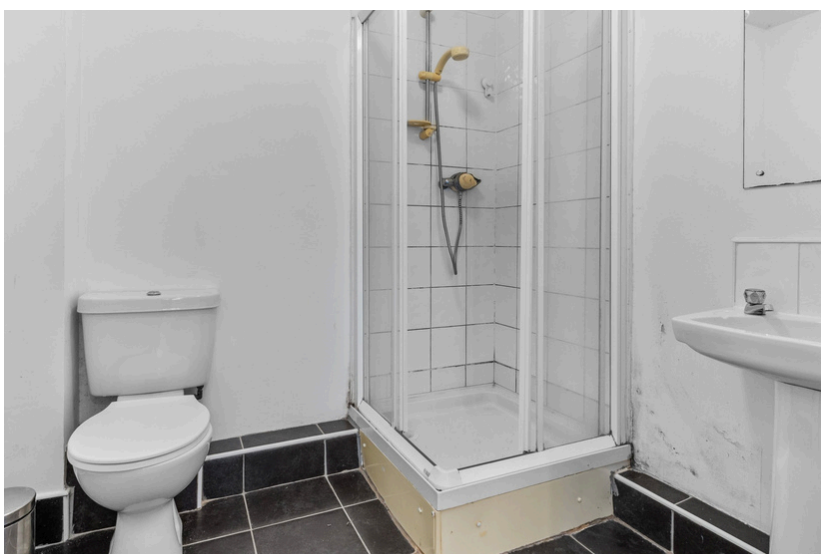
A spacious double bedroom has one window to the front, offering views across the River Lee. There is one centre light piece, laminate timber flooring, one wall-mounted electric storage heater, ample power points and a door allowing access to the ensuite bathroom.



| 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, an extractor fan and one centre light piece.



| STORAGE ROOM

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

This room has one centre light piece, laminate timber flooring and a fitted cabinet.

| BEDROOM 2

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

This double bedroom has one window to the rear, one centre light piece, laminate timber flooring and one wall-mounted electric storage heater.



| BATHROOM

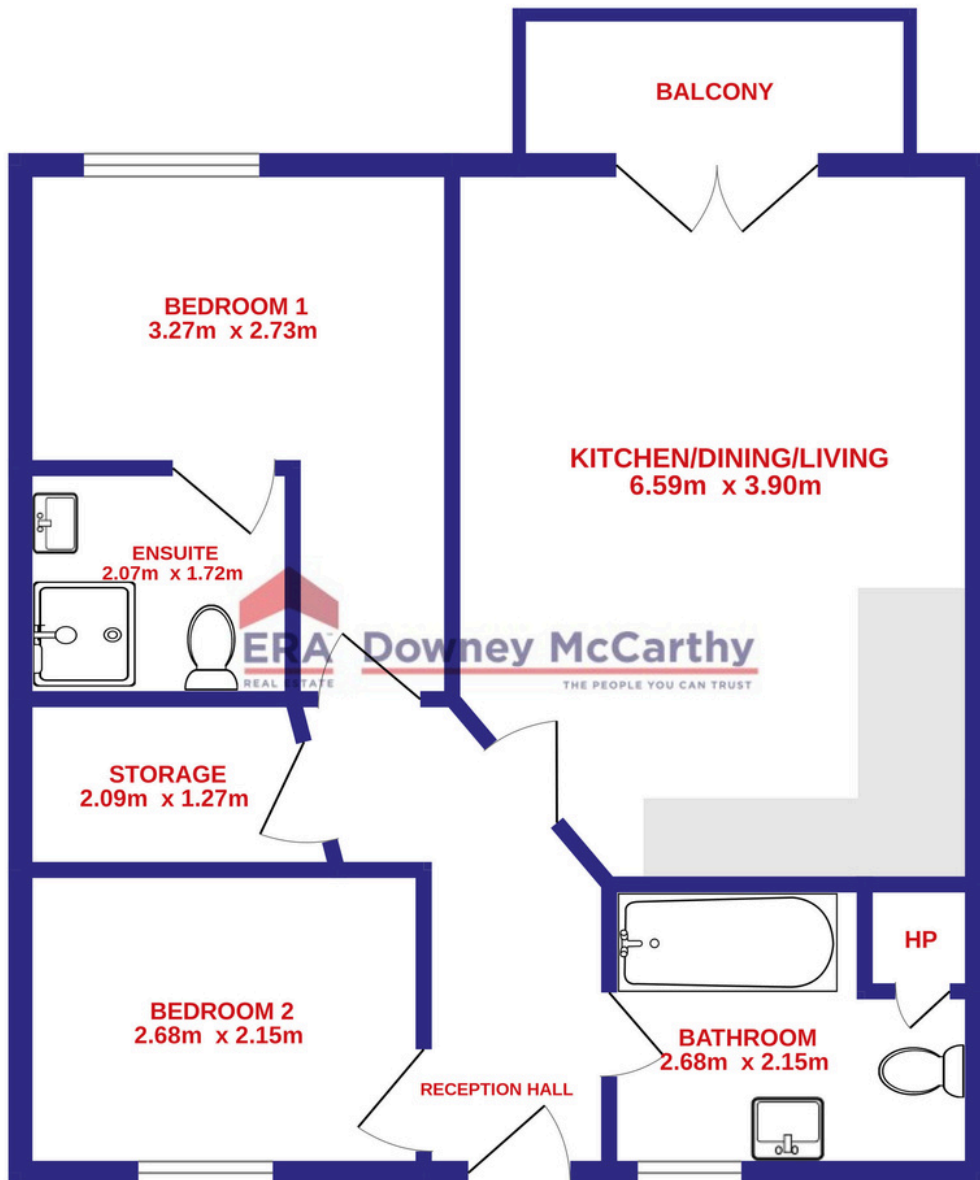
2.15m x 2.85m (7'0" x 9'3")

The main bathroom features a four piece suite, floor and wall tiling, an extractor fan and one centre light piece.



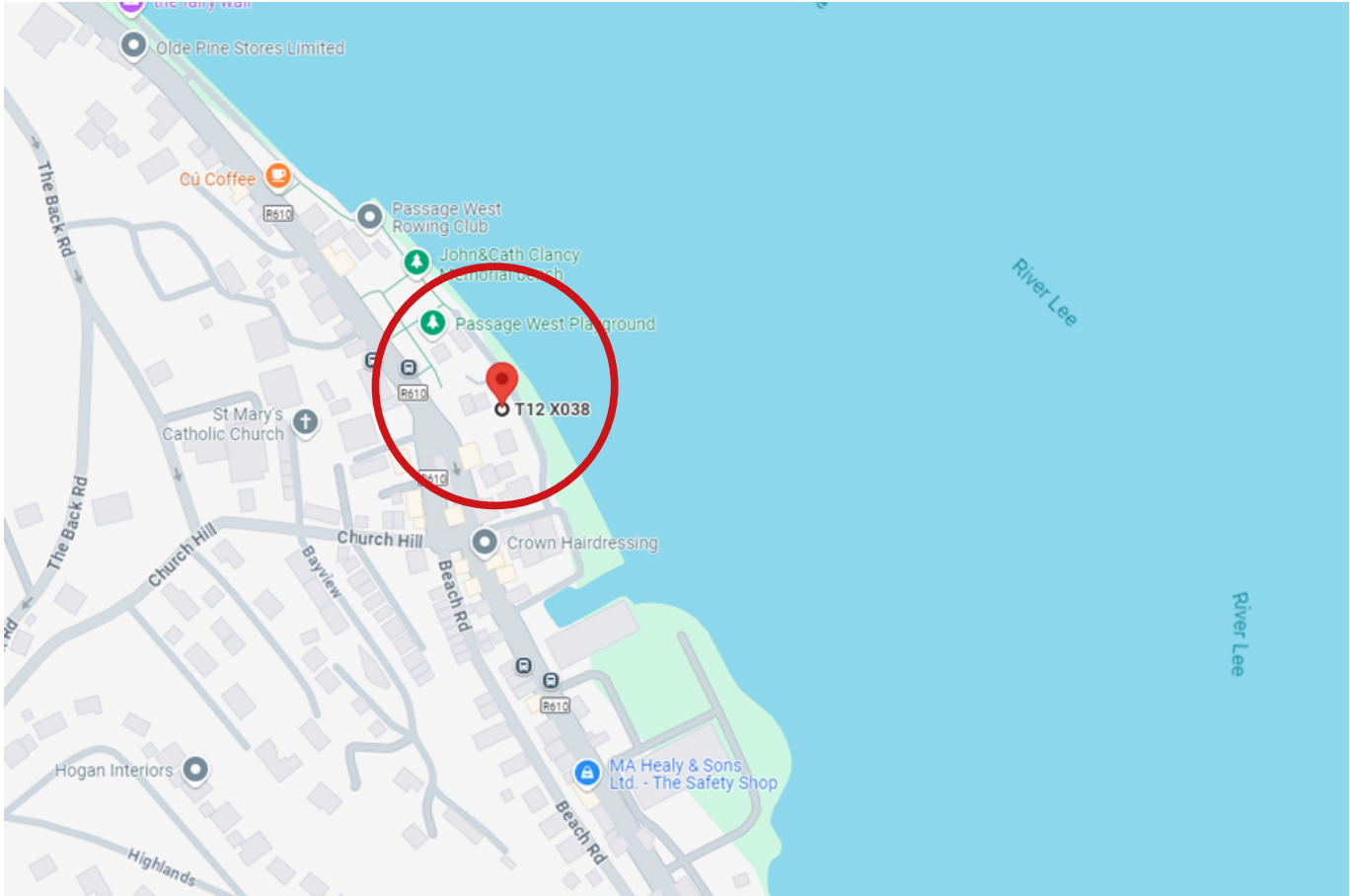
| FLOOR PLAN

APARTMENT



| DIRECTIONS

Please see Eircode T12 X038 for directions.



| ALL ENQUIRIES TO:

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Solicitor Details:

Conor Rock, AMOSS LLP, Warrington House, Mount Street Crescent, Dublin 2

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.