

*Pristine, Two Bedroom Ground Floor Apartment.*

## No. 1 Ashbrook, Castlelake, Carrigtwohill, Co. Cork.

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath Auctioneers are delighted to bring No. 1 Ashbrook to the market, this modern and welcoming apartment is presented in turn-key condition, having been lovingly maintained and decorated by its owner occupier since it was built in 2004.

Extending to c. 70m<sup>2</sup> (758ft<sup>2</sup>) its superb location coupled with its walk-in condition make this property a “must see” ! Viewing is strictly by prior appointment.

**A.M.V. €180,000**



## ACCOMMODATION:

**Entrance Hallway:** 6.3 x 1.1 with solid timber floor.

**Kitchen/Dining Area:** 6.2 x 2.7 solid timber floor, built-in units & eye level presses, integrated "Hotpoint" electric oven & gas hob, "Whirlpool" Washing Machine & "Whirlpool" Dishwasher.



**Living Area:** 3.9 x 3.1 with built-in t.v. unit with storage and display shelves, French doors with awning leading to enclosed rear garden.



**Bedroom 1:** 3.9 x 3.4 rear aspect, Marmoleum floor, extensive wardrobe & storage units, t.v. point.  
**En- Suite:** with quadrant pumped shower, w.c and wash hand basin.



**Bedroom 2:** 3.4 x 2.9 Front aspect with grey laminate timber floor, tilt & turn windows.



**Bathroom :** 2.4 x 2.2 tiled floor, fully tiled bath with pumped shower, w.c. & w.h.b.





## OUTSIDE :

Allocated parking space to the front.

Enclosed rear garden with built-in seating area, beautifully manicured and planted with a wonderful variety of flowers and shrubs, outdoor lighting, socket and awning over French doors.



**SERVICES :** Mains Water, Drainage & Gas.

**EIRCODE :** T45 HF82

**BER:** C2 – BER No. 113191134.

**FEATURES:**

- Turn key condition
- Master bedroom En-suite
- Pumped shower in main Bathroom and En-Suite.
- Kitchen appliances included (gas hob, electric oven, washing machine & dishwasher)
- Gas fired central heating with Combi-Boiler
- Security Alarm
- French doors from living area to stunning rear garden which boasts built-in seating area with feature lights and an abundance of flowers and shrubs.
- All light fittings, curtains & blinds are included in the sale.
- White pvc double glazed windows (tilt & turn in bedroom 2)
- Ample parking with 1 designated car space
- Superbly located convenient to Carrigtwohill and its vast array of amenities, train station, supermarkets including Aldi & Centra, Church, Shops, Pubs, Schools (both Primary & Secondary) and numerous sporting & recreational facilities.
- Ideally located for commuters with its easy access to N25, Cork City and surrounds either by road or rail.
- €355.00 per annum management charge.

**VIEWING :** Strictly by prior appointment with the sole selling agents.



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