



FOR SALE

**No 38 The Crescent, Buttery Court,
Market Square, Mallow Co Cork P51 T934**



Paul O'Driscoll Auctioneer is delighted to bring to the market this luxury three bedoomed duplex apartment adjacent to the Market Square Shopping Centre and walking distance of all amenities.

The apartment is on the first and second floor with superb views of the surrounding countryside. It is in excellent condition with spacious living accommodation on the first level, and 3 double bedrooms, ensuite and bathroom on the second level.

The property extends to 107 sq metres, gas fired central heating.

Viewing comes highly recommended with selling agent – Paul O'Driscoll

ACCOMMODATION.

Entrance hall. 15ft 1 x 7ft 5

Spacious entrance hall with solid teak entrance door with glass panel and side window. Timber flooring. Radiator.

Guest Toilet 5ft 9 x 2ft 6

Tiled flooring. Toilet and wash hand basin. Radiator.

Living Room 14ft 9 x 12ft 8

Timber flooring. Radiator. Window. Door to balcony. Double doors leading to the kitchen-dining area.

Kitchen-Dining 22ft x 10ft 6

Fully fitted modern kitchen wall and floor units. Stainless steel sink with hot and cold. Tiled splashback. Built in oven, Gas hob and extractor fan. Plumbed for washing machine and dishwasher. Window. Radiator.

Tiled flooring. Recessed lighting. Large radiator. Door to balcony. Window.

Upstairs:

Stairs carpeted. Large spacious landing (13ft 10 x 4ft) with timber flooring. Radiator. Window. Built in storage unit.

Bedroom 1 11ft 6 x 10ft 6

Timber flooring. Radiator. Door to balcony. Window with blinds. Built in wardrobe.

Ensuite: 6ft 2 x 5ft 1

Recently refurbished to a high standard.

Fully tiled walls and floor. Toilet and vanity unit with mirror. Towel radiator. Walkin fully tiled shower unit with pump shower.

Bedroom 2 10ft x 10ft 1

Timber flooring. 2 windows with blinds. Radiator. Wardrobe.

Bedroom 3 11ft x 8ft 2

Timber flooring. Window with blinds. Radiator.

Bathroom 7ft 5 x 6ft 2

Fully tiled walls and floor. Toilet and vanity unit with mirror.

Walkin fully tiled shower unit with pump shower. Towel radiator.

Services

- Mains water and main sewage.
- Gas central heating.
- Management company in place
- Built in 2005
- Private parking area for the residents



Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie

PSRA Licence No: 004540

