

**31 Mariners Quay, Passage West, Co. Cork T12 YC80**



**FOR SALE BY PRIVATE TREATY**

A really super fourth floor penthouse apartment overlooking the River Lee estuary with outstanding views over to Cobh golf club and south to Rushbrooke.

The apartment comprises two bedroom, (master ensuite), kitchen/dining/living Area and main bathroom.

The kitchen cum Dining cum Living Area is double height with large window overlooking the river and access on to the balcony.

This a splendid apartment for either an investment or for an owner occupier.

There are 2 car parking spaces in the basement.

**PENTHOUSE APT**

**2 BED - 2 BATH**

**742sq ft (68.99sqm)**



**Agent: Malcolm Tyrrell**  
**Phone: 087 255 4116**

**Viewings Strictly By Appointment**

## Accommodation

### Entrance Hall

### Bathroom (2.6m X 2.6m)

Bath with shower attachment, W.C., wash hand basin, fully tiled. Airing cupboard.

### Bedroom 2 (3.36m X 3.34m)

### Storeroom (1.9m X 1.7m)

### Bedroom 1 (4.58m X 3.33m) (Overall measurement)

### Ensuite Shower Room

W.C., wash hand basin, shower, fully tiled.

### Kitchen/Living Room/ Dining Area (5.58m X 4.23m)

*Kitchen Area* – fully fitted with ground level and eye level units integrated hob, oven, extractor hood, fridge freezer, dishwasher, washing machine, integrated stainless steel sink unit.

### Features/Services

- > Service charge €1700 approx.
- > Electric storage heating.
- > Lift from ground floor to the 4th floor
- > 2 car park spaces at basement level

**Internal gross area 70sqm**

## Solicitor

Ms. Emma Stephenson, Ronan Daly Jermyn, 2 Park Place, City Gate, Mahon, Cork

