



Downey McCarthy

...the people you can trust

15 Blackrock Crescent, Eden, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present this immaculately presented, A-rated, three bedroom semi-detached property which comes to the market in what can only be described as "Show House" condition. Eden, Blackrock is an exclusive and much acclaimed residential development which boasts contemporary designs and energy efficient homes throughout. Viewing highly recommended to appreciate what this fine property has to offer.



AMV: €445,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Show house standard finish throughout
- BER A3
- Approx. 116 Sq. M. / 1,249 Sq. Ft.
- Built in 2017
- Air to water heating system
- Bespoke fitted wardrobes and walk-in wardrobe in Bedroom 1
- Handcrafted display units in the Living Room
- Stunning Herringbone timber flooring throughout the ground floor
- Superb sunroom with purpose built TV station
- Landscaped rear garden with patio area and external lighting
- Off street parking for 2 cars
- Sought after residential area close to all amenities
- Adjacent to The Mater Private Hospital, Blackrock Hall Medical Centre & a most of multi national employers
- 5 minute walk to Blackrock Pier & 15 minutes to Mahon Point Shopping Centre
- Immediate access to The Blackrock to Rochestown Greenway
- 3km from Cork city centre
- Served by 202 and 215 bus routes
- PVC double glazed windows
- 9ft high ceilings on ground floor
- Rental potential of €2,500 per month

| RECEPTION HALLWAY

5.05m x 2m (16'5" x 6'5")

A composite door with top and side glass panelling allows access to a bright and welcoming reception hallway. The hallway is beautifully presented featuring herringbone timber flooring, recessed spot lighting, one large radiator, two power points, one telephone point and extensive under stair storage.



| GUEST W.C

1.53m x 1.44m (5'0" x 4'7")

The guest w.c features a two piece suite with beautiful floor and wall tiling. There is one radiator, an extractor fan and recessed spot lighting.

| LIVING ROOM

4.21m x 3.83m (13'8" x 12'5")

A spectacular living room offers a bespoke feature wall incorporating built-in display units to both sides of a central electric fireplace and a built-in television station. The room has stunning 9ft/2.7m high ceilings, a large window overlooking the front of the property which floods the room with natural light and recessed spot lighting. There is a beautifully laid herringbone floor, one centre light piece, one thermostat control for the heating, one radiator, eight power points and one television point.



| KITCHEN/DINING

3.2m x 5.83m (10'4" x 19'1")

This beautiful open plan kitchen/dining area features herringbone flooring throughout and an impressive modern kitchen fitted in an L-shape with extensive units at eye and floor level and a striking worktop counter. The kitchen includes an integrated double oven, hob, extractor fan, microwave, fridge/freezer dishwasher and a bowl and a half sink. The room has a window overlooking the landscaped rear garden, twelve power points throughout, recessed spot lighting within the kitchen, one feature centre light piece within the dining area and a built-in seating area with integrated storage. An open archway allows access to a superb sunroom, adding additional living space.



| SUNROOM

3m x 3.12m (9'8" x 10'2")

This light filled, glazed living area overlooks the rear patio and landscaped garden. The room gives this splendid property an extra dimension of living accommodation and features superb herringbone timber flooring and a bespoke television unit. The room has one centre light piece, one large radiator, four power points and one television point.



| UTILITY ROOM

1.53m x 2.52m (5'0" x 8'2")

Located off the kitchen, the utility room has impressive built-in units at eye and floor level with an integrated worktop counter. The area has plumbing for a washing machine, space for a dryer, four power points, one centre light piece and a PVC door with glass panelling allows access to the side of the property.



| STAIRS AND LANDING

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one centre light piece, a Stira staircase allowing access to a floored attic, one radiator and two power points.

| BEDROOM 1

3.75m x 3.83m (12'3" x 12'5")

A beautifully presented and proportioned double bedroom has one window to the front of the property with a roller blind. The room has bespoke built-in units from floor to ceiling and a spacious walk-in wardrobe with extensive storage and rail units. There is carpet flooring throughout, attractive modern décor, one centre light piece, a thermostat control for the heating, one radiator, six power points, one television point and one telephone point.



| WALK-IN WARDROBE

1.77m x 1.57m (5'8" x 5'1")

The walk-in wardrobe has extensive storage space and one centre light piece.

| ENSUITE

1.77m x 2.13m (5'8" x 6'9")

The ensuite bathroom features a three piece suite including a double corner shower area with impressive floor and wall tiling. There is one window to the side of the property and a stainless steel heated towel rail.



| BEDROOM 2

3.6m x 3.83m (11'8" x 12'5")

This spacious double bedroom has one window to the rear of the property, carpet flooring, built-in storage units, one centre light piece, one radiator, four power points and one telephone point.



| BEDROOM 3

2.45m x 2.92m (8'0" x 9'5")

This spacious double bedroom has one window to the rear of the property with a roller blind, carpet flooring, one centre light piece, one large radiator and two power points.



| FAMILY BATHROOM

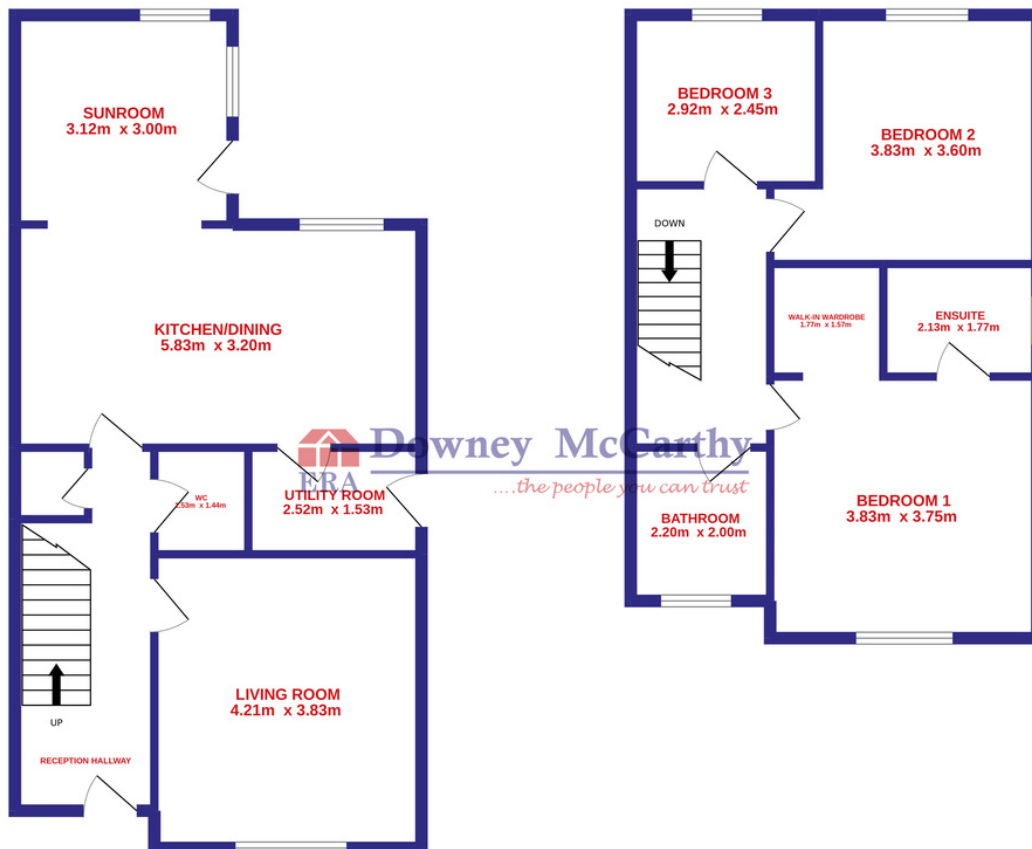
2.2m x 2m (7'2" x 6'5")

The family bathroom features a four piece suite including a mains operated shower fitted over the bath. There is impressive floor and wall tiling, a raised wash hand basin with integrated storage finished in a duck egg blue colour scheme, a frosted window to the front of the property, recessed spot lighting, one extractor fan and a raised wall mounted stainless steel heated towel rail.





| FLOOR PLAN



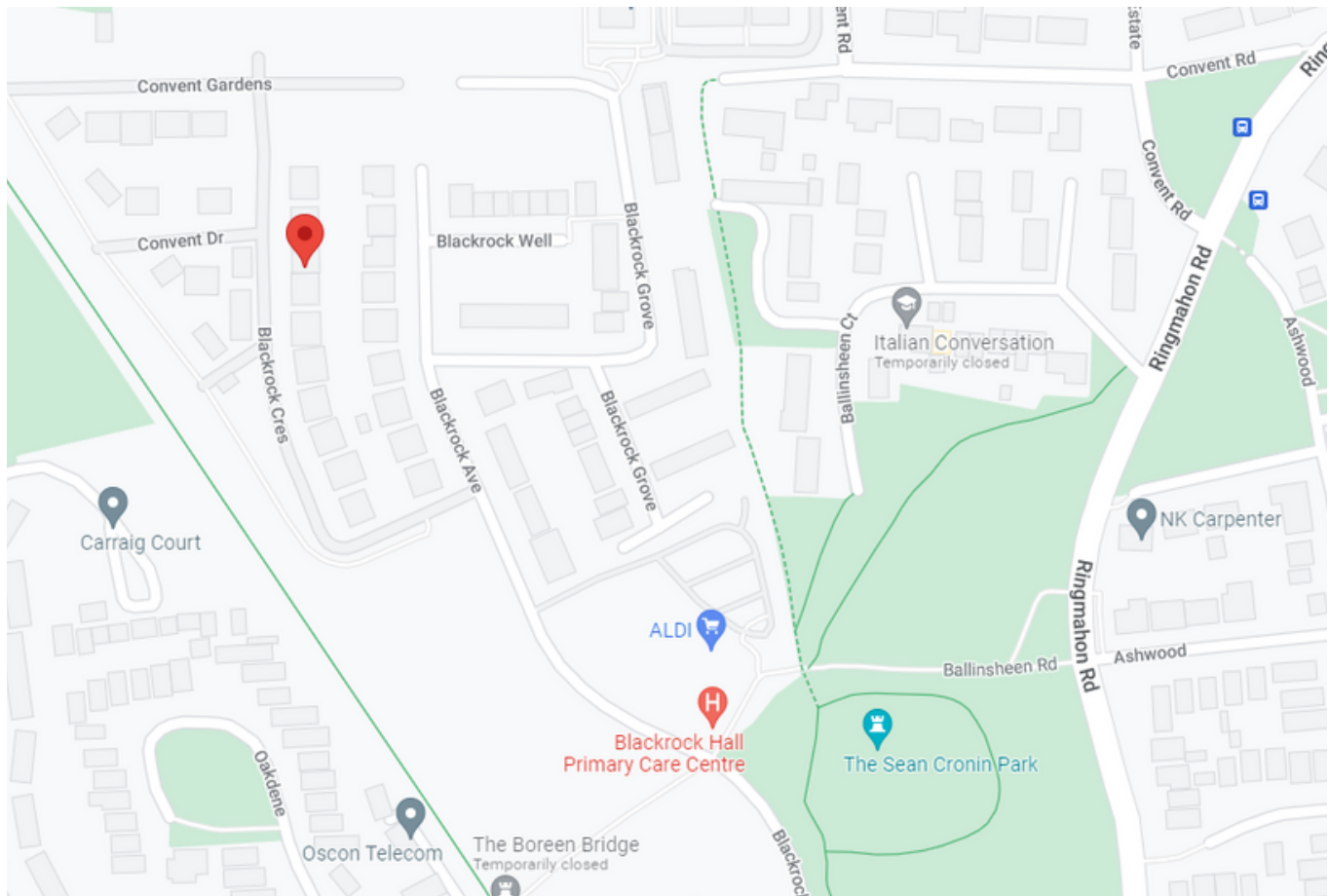
TOTAL FLOOR AREA: 116.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 H7TC for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
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Solicitor Details:

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