



# Downey McCarthy

*...the people you can trust*

## 9 Fitzgerald Place, Old Blackrock Road, Blackrock, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this two bedroom terraced property situated in an ideal location close to Cork city centre. No. 9 is located on Fitzgerald Place, a quiet and tree lined cul-de-sac, with all essential and recreational amenities a stones' throw away.

Viewing highly recommended.



**AMV: €225,000**

**BER D2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 69.17 Sq. M. / 745 Sq. Ft.
- Built in 1900
- BER D2
- Gas Central Heating
- Two spacious double bedrooms
- Fully enclosed rear patio area with West facing aspect
- On street parking to the front
- Sought after residential area in the heart of Cork city
- Close to all local amenities including shops, bars, restaurants, South Infirmary Hospital
- Easy access to the N27 road network
- Ideal first time buy/investment opportunity

## | RECEPTION HALLWAY

3.98m x 1.03m (13'0" x 3'3")

A solid door with top glass panelling allows access to the main reception hallway. The hallway has laminate flooring, one centre light piece, one radiator and under stair storage.

## | LIVING ROOM

3.03m x 3.1m (9'9" x 10'1")

The living room has one large window to the front of the property, laminate flooring, an open fireplace, one centre light piece, one radiator and ample power points.



## | DINING ROOM/LOUNGE

3.36m x 4.26m (11'0" x 13'9")

The dining room/lounge area has laminate flooring, an open fireplace, one centre light piece, one radiator and ample power points. An open archway leads to the kitchen and a door allows access to a small hall area leading to the main bathroom.



## | KITCHEN

3.46m x 2.24m (11'3" x 7'3")

The kitchen features units at eye and floor level to each side of the room with extensive worktop counter and tiled splashback, cooker, under-counter fridge/freezer, washing machine, one radiator, one centre light piece, linoleum flooring and ample power points. The kitchen has one Velux window, one window to the rear of the property and a PVC door allowing access to same which allows natural light to flood the area.



## | BATHROOM

2.38m x 1.34m (7'8" x 4'3")

Located on the ground floor via a small hallway, the main family bathroom features a three piece suite including a shower cubicle, floor and wall tiling, two spot lights and one window to the rear of the property.



## | STAIRS AND LANDING

3.37m x 0.83m (11'0" x 2'7")

The stairs and landing has carpet flooring. At the top of the landing there is one centre light piece and one window overlooking the rear of the property.

## | BEDROOM 1

3.04m x 4.29m (9'9" x 14'0")

A spacious double bedroom has two windows to the front of the property which allows extensive natural light into the room. This bedroom has one centre light piece, carpet flooring, one radiator and power points.



## | BEDROOM 2

3.35m x 2.81m (10'9" x 9'2")

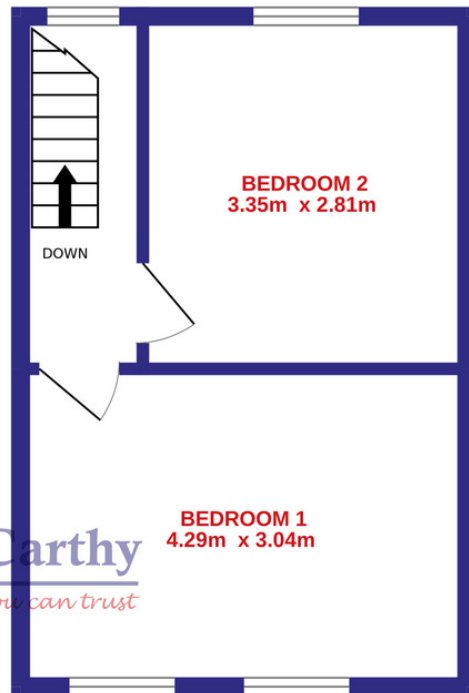
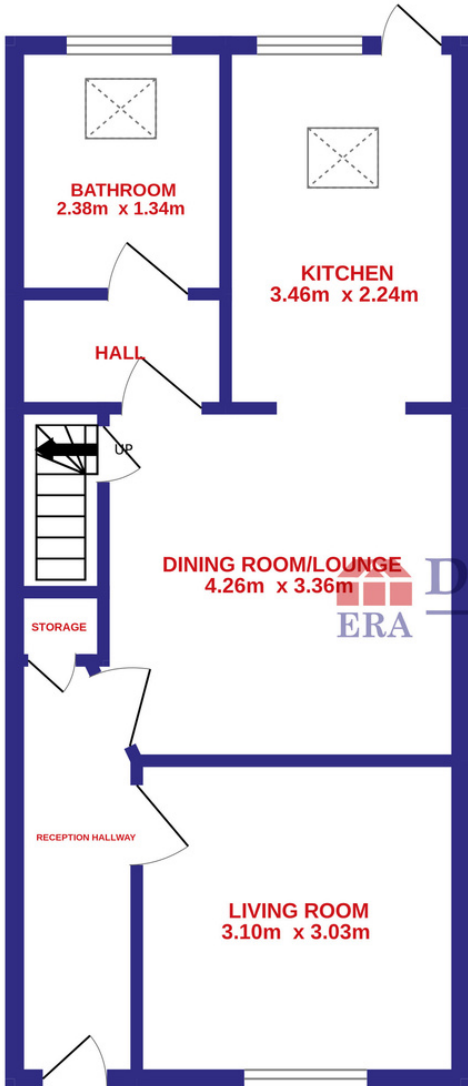
This double bedroom has one large window to the rear of the property, carpet flooring, one center light piece, one radiator, ample power points and built-in wardrobes.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



**Downey McCarthy**  
ERA  
*...the people you can trust*

TOTAL FLOOR AREA : 69.2 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.  
Made with Metropix ©2023

**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.

## | DIRECTIONS

Please see Eircode T12 P9D8 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
086 8385768  
sean@eracork.ie

**Judy O'Brien**  
083 0255433  
judy@eracork.ie



 **Downey McCarthy**  
...the people you can trust



 **Downey McCarthy**  
...the people you can trust



### Solicitor Details:

Gearoid McKernan, BDM Boylan, Clarkes Bridge House, Hanover Street, Cork

**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.