



Downey McCarthy

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Cois Cuain, Castle Road, Blackrock, Cork



ERA Downey McCarthy are delighted to present 'Cois Cuain' to the market. This superbly presented, four bedroom detached dormer bungalow is situated in a most desirable and sought after location on Castle Road in Blackrock, Cork. Cleverly designed on its own private site, the property is situated to allow maximum use of all natural sunlight and offers potential purchasers peaceful city living whilst overlooking Cork harbour. Cois Cuain is convenient to Blackrock Castle and Observatory as well as numerous GAA and Football pitches such as Cork Camogie grounds, Ringmahon Rangers and St. Michael's amongst others. The property is also within walking/cycling distance of Mahon Point Shopping Centre and Retail Park.



AMV: €425,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 130.07 Sq. M. / 1,400 Sq. Ft.
- Built in 1992 approx.
- BER C2
- PVC double glazed windows
- Immaculately maintained family home
- Four spacious bedrooms
- Large site with superb private rear garden
- Outdoor decking area
- Fantastic location in close proximity to Blackrock Castle and the Cork harbour walkway
- 10 minutes' drive to Cork city
- 5 minutes' drive to Mahon Point Shopping Centre
- Easy access to the N40 road network

| PORCH

1.83m x 0.65m (6'0" x 2'1")

A sliding door allows access to the porch area which has tiled flooring, one centre light piece and a glass door with timber panelling allows access to the reception hallway.

| RECEPTION HALLWAY

6.68m x 2.95m (21'9" x 9'6")

The main reception hallway has original wood flooring, one centre light piece, one smoke alarm, a spiral staircase leading to the first floor and solid doors leading to all rooms.

| LIVING ROOM

3.64m x 4.05m (11'9" x 13'2")

This superb living room has sliding doors allowing access to the garden and one window to the rear of the property which allows extensive natural light to flood the room. The room has timber flooring, a feature fireplace with a tile surround, one centre light piece, one television point, one radiator, two wall-mounted light pieces and two recessed spot lights.



| KITCHEN

2.36m x 4.12m (7'7" x 13'5")

The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tiled splashback, one window overlooking the front of the property, a stainless steel sink, plumbing for a washing machine and a dryer, space for a large range master oven, space for a fridge freezer, display units throughout, ample power points and a door leading out to the garden. Glass double doors allow access into the dining room.



| DINING ROOM

3.18m x 2.99m (10'4" x 9'8")

The dining room has tiled flooring, space for a dining table, fitted units for storage, one radiator and one window overlooking the front of the property.



| BEDROOM 2

2.99 x 3.01m (9'8" x 9'8")

This spacious double bedroom has one window overlooking the rear of the property, timber flooring, one radiator, one centre light piece and a built-in wardrobe unit.



| BEDROOM 3

2.72m x 3.08m (8'9" x 10'1")

This double bedroom has one window overlooking the rear of the property, timber flooring, one radiator, one centre light piece and a built-in wardrobe unit.



| BEDROOM 4

2.34m x 2.88m (7'6" x 9'4")

This spacious single bedroom has one window overlooking the side of the property, timber flooring, one radiator, one centre light piece, a built-in wardrobe and power points.



| BATHROOM

1.79m x 2.36m (5'8" x 7'7")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath, floor and wall tiling, one centre light piece, one radiator one frosted window to the side of the property and the hot press is located within this room.



| STAIRS AND LANDING

2.36m x 2.36m (7'7" x 7'7")

A spiral staircase allows access to the first floor landing. The landing has timber flooring, panelling detail, one centre light piece and access to the attic.

| FAMILY ROOM/OFFICE

6.62m x 4.16m (21'7" x 13'6")

This fantastic, versatile room is very spacious and has plenty of natural light due to the double glass doors to the front of the property which lead to a small balcony area. The balcony overlooks the estuary and offers lovely views over Cork harbour. The room has timber flooring, two Velux windows, a unique stone fireplace, ample space for an office table or desk, three radiators and doors allowing access to storage space.



| BEDROOM 1

3.03m x 4m (9'9" x 13'1")

The spacious master bedroom is dual aspect with one window overlooking the rear of the property and one Velux window to the side. The room has timber flooring, one radiator, one centre light piece and fitted units for storage.



| EN SUITE

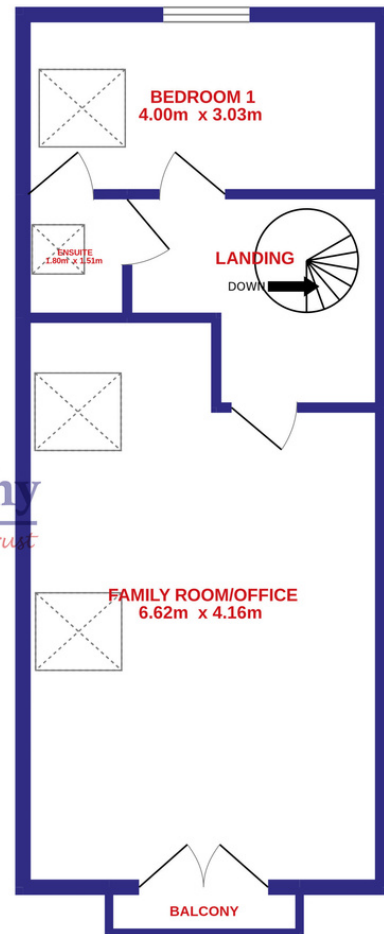
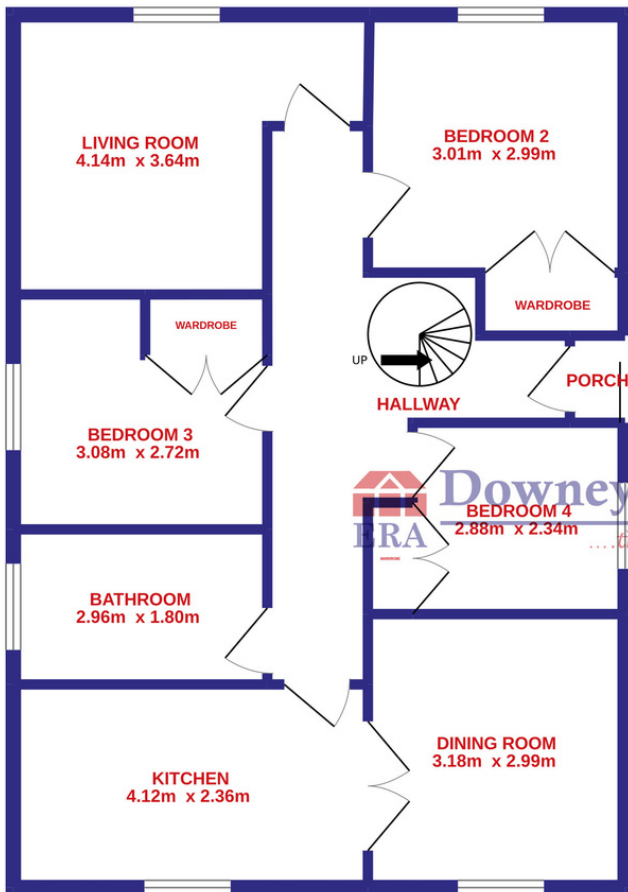
1.8m x 1.51m (5'9" x 4'9")

Accessed via both Bedroom 1 and the landing, this ensuite features a three piece suite including a shower cubicle incorporating a Mira Sport electric shower, timber flooring, one Velux window, one radiator, one centre light piece and attractive wall tiling.

| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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TOTAL FLOOR AREA : 130.0 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 F6TC for directions.



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Solicitor Details:

Lillian O'Sullivan, Lillian O'Sullivan & Co. Solicitors, 96 South Mall, Cork

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