

## 37 Gate Lodge, Castle Road, Blackrock, Cork



ERA Downey McCarthy are delighted to present to the market this superb mid terraced two storey three bedroom family home. Situated in a sought after residential location in Blackrock, Cork, the property is just a few minutes' walk to the beautiful Blackrock Castle and offers easy access to Cork city centre and local amenities. Viewing highly recommended.



**AMV: €325,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 90.68 Sq. M. / 976 Sq. Ft.
- Built in 1999
- BER C2
- Natural gas central heating
- Double glazed PVC windows
- Rear garden with patio area and shed
- Three bedrooms
- Quiet cul-de-sac location
- Off street parking
- 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

0.92m x 1.83m (3'0" x 6'0")

A sliding patio door allows access to the entrance porch. This porch includes one centre light piece and tile flooring.

## | RECEPTION HALLWAY

4.2m x 1.8m (13'7" x 5'9")

The reception hallway features one centre light piece, a wall-mounted radiator, power points, under stair storage and carpet flooring. A door allows access to a guest w.c.





## | GUEST W.C

1.27m x 0.81m (13'8" x 2'6")

The guest w.c features a two piece suite, one centre light piece, one extractor fan, wall tiling and carpet flooring.

## | LIVING ROOM

4.21m x 3.37m (13'8" x 11'0")

The main living room has one large picture window overlooking the front of the property. There is one centre light piece, cornicing to all sides, carpet flooring, wall-mounted radiator, ample power points and a marble surround fireplace with gas coal affect fire.



## | OPEN PLAN

### KITCHEN/DINING

5.82m x 2.49m (19'0" x 8'1")

The kitchen/dining area features one light piece, one fluorescent light piece, vinyl flooring, ample power points, storage area and a wall-mounted radiator. The kitchen includes fitted units at eye and floor level, a Bosch fridge freezer, a gas cooker with electric oven and washing machine. There is a gas fired wall-mounted boiler also located within this room. Double doors allow access to a formal dining room.



## | DINING ROOM

3.64m x 2.67m (11'9" x 8'7")

This room has one centre light piece, cornicing to all sides, a sliding patio door to the rear of the property, one wall-mounted radiator, carpet flooring, ample power points.



## | STAIRS AND LANDING

2.08m x 2.91m (6'8" x 9'5")

The spacious landing area has one centre light piece, carpet flooring, attic access via a Stira staircase and cornicing to all sides. The hot press off the landing is shelved for storage a houses a hot water cylinder with timed immersion heater.



## | BEDROOM 1

3.93m x 2.79m (12'8" x 9'1")

This bedroom has one window overlooking the front of the property, one centre light piece, large double built-in wardrobe, one wall-mounted radiator, wall-mounted light pieces carpet flooring and ample power points.



## | **BEDROOM 2**

3.37m x 3.1m (11'0" x 10'1")

This bright bedroom has one window overlooking the rear garden, one centre light piece, built-in wardrobe, one wall-mounted radiator, carpet flooring and ample power points.



## | **BEDROOM 3**

2.84m x 2.41m (9'3" x 7'9")

This single bedroom has one window to the front, one centre light piece, built-in wardrobe, one wall-mounted radiator, carpet flooring and ample power points.



## | **BATHROOM**

1.98m x 2.06m (6'4" x 6'7")

The bathroom features a four piece suite including a Triton electric shower fitted over the bath, wall tiling, carpet flooring, one centre light piece, one radiator, one window to the rear, one wall-mounted storage cabinet, a bidet and a wall-mounted mirror with light fitting.

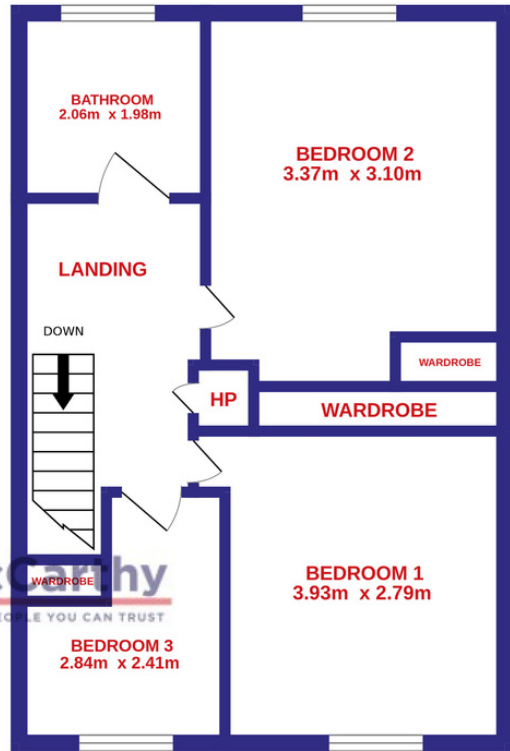
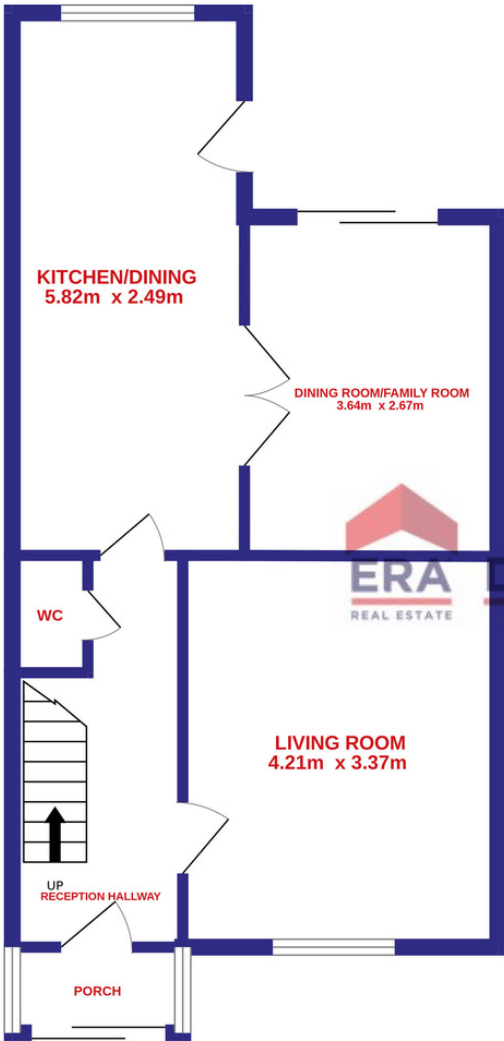




# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



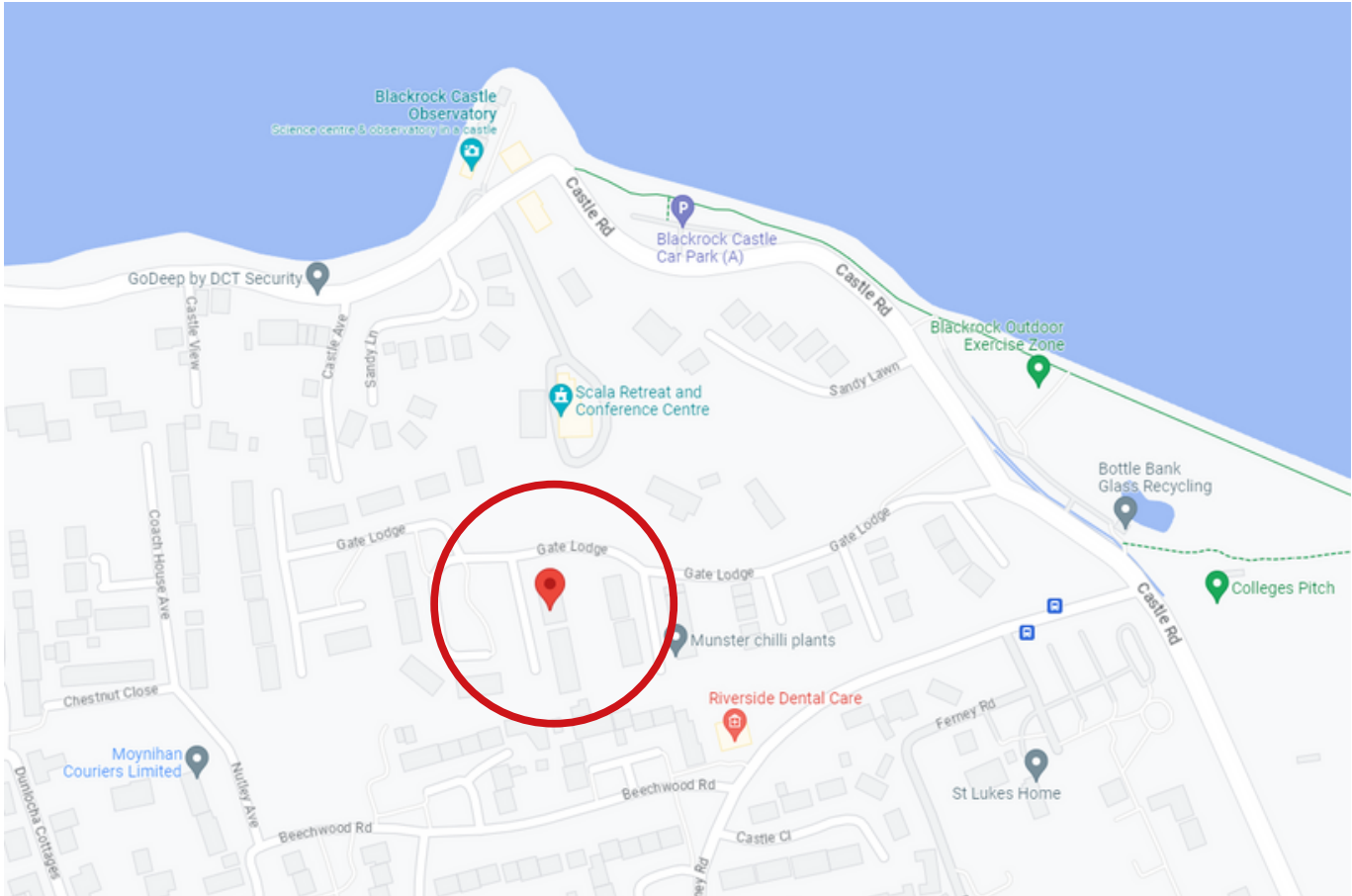
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TOTAL FLOOR AREA : 90.7 sq.m. approx.

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 Y48X for directions.



## | ALL ENQUIRIES TO:

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