

## 12 Blackrock Crescent, Eden, Blackrock, Cork



ERA Downey McCarthy Auctioneers are delighted to present this immaculately presented, A-rated, three bedroom semi-detached property which comes to the market in showhouse 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 beautiful home has to offer.



**AMV: €495,000**

**BER A3**

**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. 125.25 Sq. M. / 1,348 Sq. Ft.
- Built in 2017
- BER A3
- Air to water heating system
- PVC double glazed windows
- Immaculate condition throughout
- High quality finishes
- Three spacious double bedrooms
- Superb rear garden with patio area
- Off street parking
- Sought after residential area close to all amenities
- Adjacent to Aldi and Blackrock Hall Medical Centre
- 5 minute walk to Blackrock Pier and a 15 minute walk to Mahon Point Shopping Centre
- 3km from Cork city centre
- Served by 202 and 215 bus routes

## | RECEPTION HALLWAY

4.78m x 2.02m (15'6" x 6'6")

A solid teak door allows access to the welcoming reception hallway. The hallway has high quality solid wooden flooring, recessed spot lighting, a radiator behind an attractive radiator cover and under stair storage space which also houses the air to water heating tank.



## | LIVING ROOM

4.22m x 3.83m (13'8" x 12'5")

This superb living room has a large window overlooking the front of the property and allowing extensive natural light to flood the area. There is a continuation of the high quality wooden flooring, attractive neutral décor, one centre light piece, one radiator and power points throughout.





## | GUEST W.C

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

The guest w.c features a two piece suite, tiled flooring, extractor fan, recessed spot lighting, radiator, attractive décor and a wall-mounted mirror.



## | KITCHEN/DINING/LIVING

6.58m x 5.85m (21'5" x 19'1")

This spectacular and spacious open plan kitchen/dining/living area is dual aspect and features high quality wooden flooring, recessed spot lighting and ample power points throughout. The kitchen has beautiful, floor to ceiling fitted units with an extensive worktop counter. The kitchen includes an integrated double oven, hob, extractor fan, microwave, fridge/freezer dishwasher and a sink. The room features a fitted bookshelf, one radiator and extensive dining and living space. Double doors allow access to the rear of the property.



## | UTILITY ROOM

1.53m x 1.95m (5'0" x 6'3")

This superbly laid out utility room has high quality wooden flooring, plumbing for a washing machine, plumbing for a dryer and a glass door allowing access to the side of the property.



## | STAIRS AND LANDING

3.98m x 2.01m (13'0" x 6'5")

The stairs features a neutral carpet runner. The landing has high quality wooden flooring, one centre light piece, a smoke and a Stira staircase allowing access to the attic.

## | BEDROOM 1

5.51m x 3.83m (18'0" x 12'5")

A spectacular bedroom which has one large window to the front of the property, high quality wooden flooring, one radiator, attractive neutral décor and a superb walk-in wardrobe featured here which has extensive storage space. A door from this room allows access to the ensuite.



## | ENSUITE

1.66m x 2.12m (5'4" x 6'9")

The ensuite bathroom features a three piece suite including a built-in shower cubicle, floor and wall tiling, one frosted window to the side of the property, heated towel rail, one centre light piece and extractor fan.



## | BEDROOM 2

3.81m x 3.81m (12'5" x 12'5")

This large double bedroom has one window to the rear of the property, high quality wooden flooring, one radiator, attractive neutral décor, a beautiful fitted wardrobe one centre light piece and a smoke alarm.



## | BEDROOM 3

2.45m x 2.94m (8'0" x 9'6")

A double bedroom with one window to the rear of the property, high quality wooden flooring, one radiator, one centre light piece and attractive neutral décor.





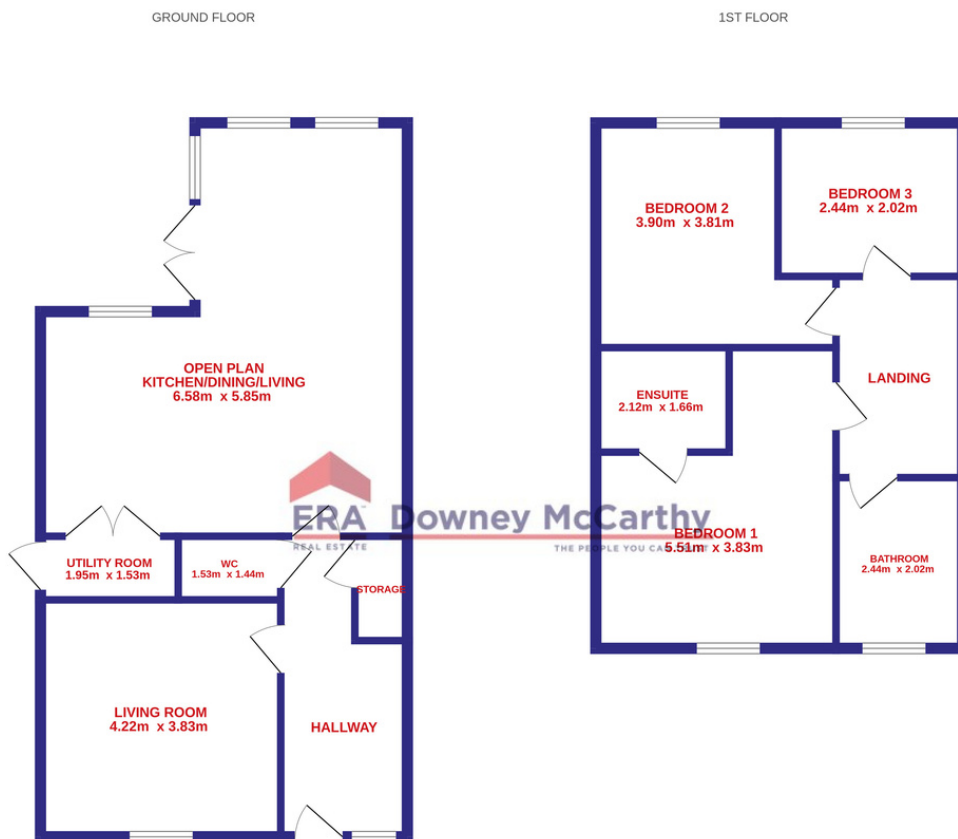
## | FAMILY BATHROOM

2.44m x 2.02m (8'0" x 6'6")

The beautifully finished family bathroom features a four piece suite, floor and wall tiling, one frosted window to the front of the property, heated towel rail, attractive vanity unit, extractor fan and recessed spot lighting.



## | FLOOR PLAN



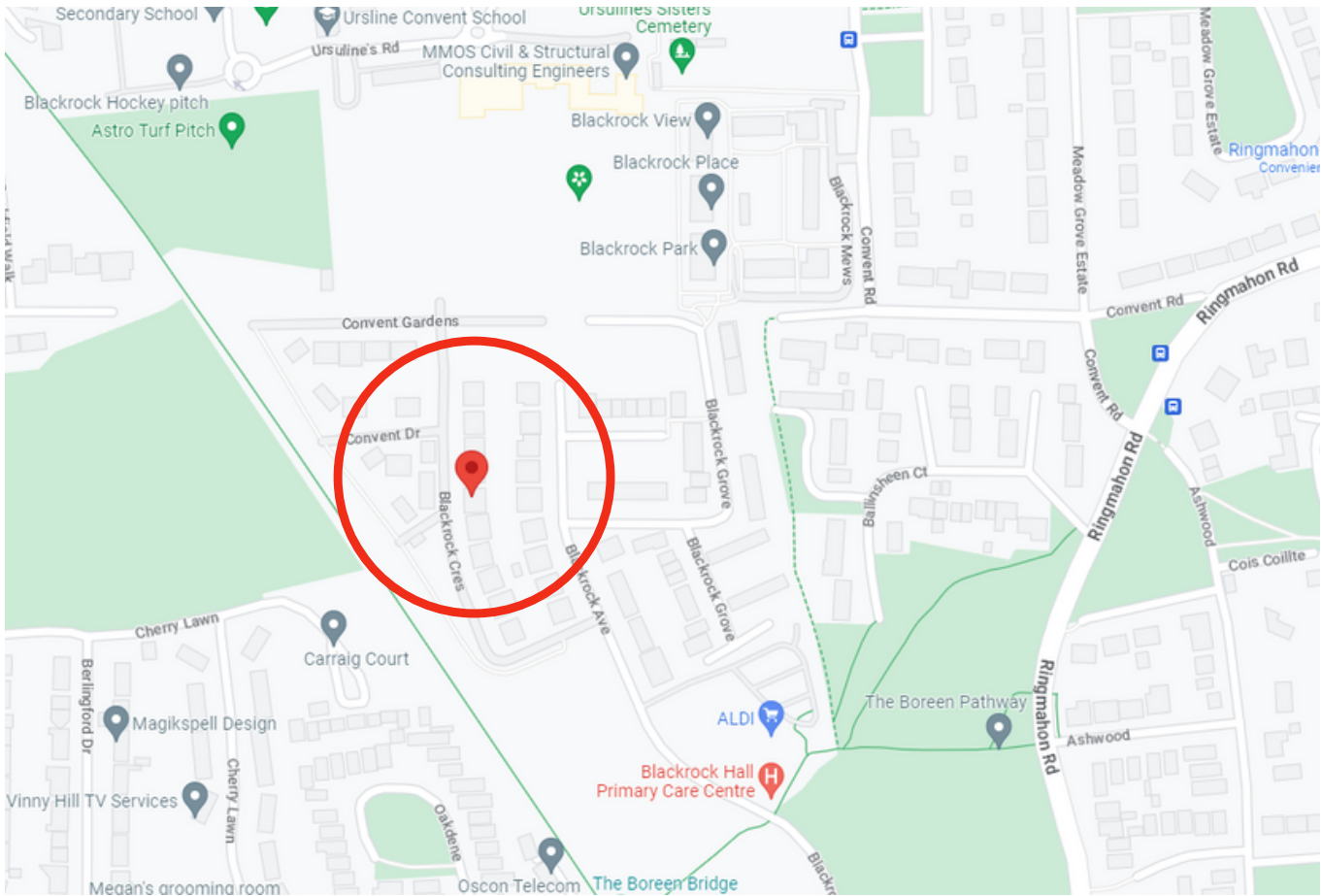
TOTAL FLOOR AREA: 125.3 sq.m. approx.

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 RCV5 for directions.



## | ALL ENQUIRIES TO:

**Michael Downey** B.Comm, MIPAV, QFA  
**087 7777117**  
[michael@eracork.ie](mailto:michael@eracork.ie)

**Caroline Downey** BA, MSc, MIPAV MMCEPI  
**083 0255433**  
[caroline@eracork.ie](mailto:caroline@eracork.ie)



### Solicitor Details:

Eleanora Taylor, Taylor Solicitors, Blackpool Retail Park, 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.