

70 Meadow Grove Estate, Blackrock, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb three bedroom semi-detached property, situated in a private residential estate in Blackrock. The property has been well-maintained throughout and the location of this home is second to none with the bustling village of Blackrock at its doorstep, offering cafes, bars, weekly farmers market, primary and secondary schools and various sporting clubs.



AMV: €350,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 128.67 Sq. M. / 1,385 Sq. Ft.
- Built in 1972
- Three bedrooms
- Two spacious living rooms on the ground floor
- Enclosed rear garden
- Adjoined garage
- Sought after residential location
- Overlooking a green area to the front
- A stones' throw to Blackrock village and all amenities
- Close to cafes, bars and weekly farmers market
- Primary and secondary schools in the vicinity
- All sporting clubs including Tennis, Rowing, GAA etc.
- 5 minutes drive from Mahon Point
- 10 minutes from Cork city centre
- Easy access to the Marina walkway and Atlantic Pond trail
- Close to Blackrock Castle & Blackrock to Passage Greenway

| PORCH

0.7m x 2.06m (2'2" x 6'7")

A sliding door allows access into the porch area which has tile flooring and a wall-mounted light fitting. A teak door allows access into the reception hallway.

| RECEPTION HALLWAY

4.9m x 2.06m (16'0" x 6'7")

The main reception hallway has laminate timber flooring, a large radiator, fuse board, alarm console, storage space and a door to the guest bathroom.



| BATHROOM

2.56m x 3.52m (8'3" x 11'5")

The guest bathroom features a shower cubicle incorporating a power shower, frosted window to the side of the property, floor and wall tiling, plumbing for a washing machine, an access hatch to alcove storage and one radiator.



| LIVING ROOM

3.75m x 4.09m (12'3" x 13'4")

The main living room has a large window overlooking the front of the property, carpet flooring, large radiator, feature fireplace, two wall-mounted light fittings and double doors leading you in to the sitting room.



| SITTING ROOM

4.12m x 3.57m (13'5" x 11'7")

The sitting room has sliding glass doors to the rear, carpet flooring, one centre light fitting and a radiator.



| KITCHEN

4.09m x 2.57m (13'4" x 8'4")

The dual aspect kitchen has solid fitted units at eye and floor level with extensive worktop counter and tile splashback, tile flooring, windows to the rear and side of the property, centre light fitting and a radiator. The kitchen includes space for an oven, hob, extractor fan, and space for a fridge freezer. An open arch allows access to the formal dining room.



| DINING ROOM

3.37m x 2.5m (11'0" x 8'2")

The dining room has sliding doors to the rear of the property, tile flooring and two wall-mounted light fittings.



| STAIRS AND LANDING

2.77m x 2.71m (9'0" x 8'8")

The stairs and landing features carpet flooring. At the top of the landing there is one window to the side of the property and one centre light fitting.



| **BEDROOM 1**

3.74m x 3.31m (12'2" x 10'8")

This spacious double bedroom has one window overlooking the front of the property, built-in wardrobe unit, one radiator, original wooden flooring and one centre light fitting.



| **BEDROOM 2**

4.24m x 3.48m (13'9" x 11'4")

Another spacious double bedroom has a window to the rear, built-in wardrobe unit, radiator, original wooden flooring and centre light fitting.



| **BEDROOM 3**

2.59m x 2.72m (8'4" x 8'9")

This single bedroom has a window to the front, radiator, original wooden flooring and centre light fitting.



| MAIN BATHROOM

2.27m x 2.71m (7'4" x 8'8")

The main family bathroom features a four piece suite including a Triton T80 electric shower fitted over the bath, frosted window to the rear, carpet flooring, radiator and a wall-mounted light fitting. The hot press is located here and access to the attic can also be gained from this room.



| GARAGE

4.5m x 2.51m (14'7" x 8'2")

The adjoined garage is currently being utilised as a storage space.



| GARDENS AND EXTERIOR



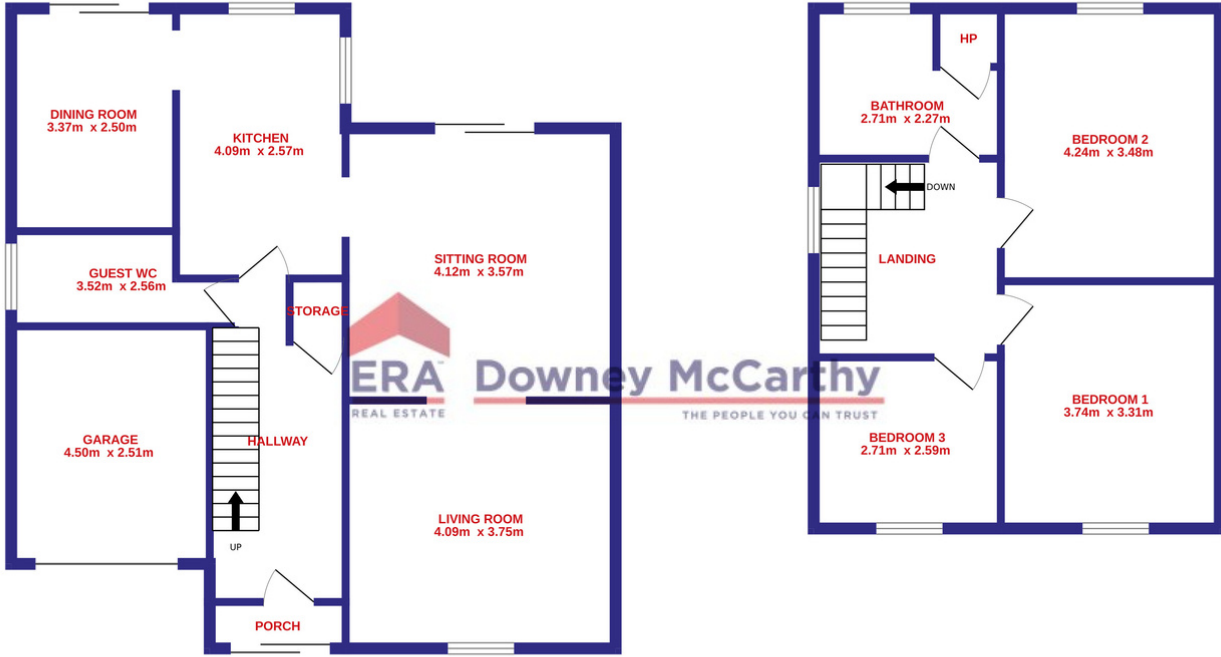
The front of the property has a cobble lock driveway which can facilitate off street parking. There is also a small garden area which is laid to lawn.

The rear of the property is fully enclosed to all sides and offers a patio area which is ideal for outdoor entertaining in the summer.

| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

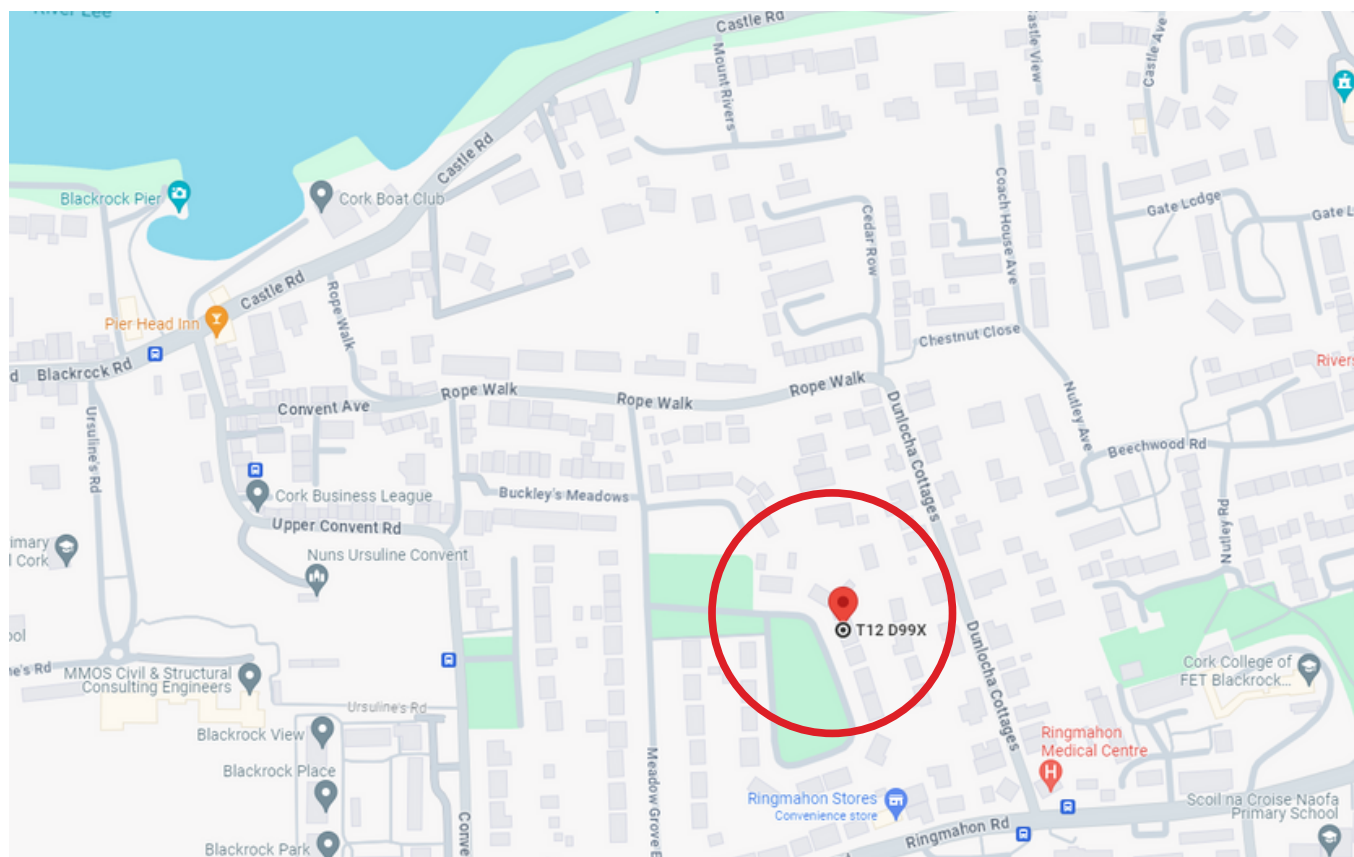


TOTAL FLOOR AREA : 128.7 sq.m. approx.

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.

| DIRECTIONS

Please see Eircode T12 D99X for directions.



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