

## 8 Hillcrest View, Blarney Road, Cork



ERA Downey McCarthy are delighted to offer to the market this superbly presented and very well-maintained three bedroom semi-detached property which occupies a convenient and popular location off Blarney Road. This property is situated on an elevated site with uninterrupted, panoramic southerly views across Cork City.



**AMV: €300,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 97.02 Sq. M. / 1,044 Sq. Ft.
- Built in 1980 approx.
- BER D1
- Three bedrooms upstairs
- Most attractive décor throughout
- Oil fired central heating
- New boiler installed only 9 months ago
- Enclosed rear garden
- Superb residential area with panoramic views across Cork city
- Walking distance to local amenities, Apple Headquarters, Mercy Hospital & UCC
- Close proximity to Cork city centre
- Off street parking
- On the 201 and 202 bus routes

## | PORCH

0.72m x 1.82m (2'3" x 5'9")

The porch has one wall-mounted light piece, tile flooring and a solid teak door allowing access into the main reception hallway.

## | RECEPTION HALLWAY

4.85m x 1.82m (15'9" x 5'9")

The reception hallway has attractive neutral décor, tile flooring, centre light piece, radiator, under stair storage and a door allows access to the guest w.c.



## | GUEST W.C

1.61m x 0.8m (5'2" x 2'6")

The guest w.c features a two piece suite, one frosted window to the side, floor and wall tiling and one centre light piece.



## | LIVING ROOM

5.51m x 3.51m (18'0" x 11'5")

The main living room has a large window to the front of the property allowing extensive natural light to fill the room. There is one centre light piece, attractive neutral décor, laminate timber flooring, a fantastic feature fireplace, one radiator and double doors allowing access to the open plan kitchen/dining area.



## | OPEN PLAN KITCHEN/DINING

3.5m x 5.42m (11'4" x 17'7")

This area has laminate timber flooring, ample power points, two light pieces, one radiator, one window to the rear and sliding doors allowing access to the garden. The kitchen features fitted units at eye and floor level with extensive worktop counter and tiled splashback, a feature island unit, plumbing for a washing machine/dishwasher, space for a dryer and an oven/hob/extractor fan.



## | STAIRS AND LANDING

3.18m x 2.08m (10'4" x 6'8")

The stairs and landing has carpet flooring throughout. At the top of the landing there is one window to side, access to the attic via a Stira staircase, high quality carpet flooring and solid doors leading to all rooms.



## | BEDROOM 1

4.38m x 3.38m (14'3" x 11'0")

This spacious double bedroom has one large window to the rear of the property, luxury carpet flooring, built-in wardrobe unit, centre light piece, radiator and attractive neutral décor.



## | BEDROOM 2

3.97m x 3.38m (13'0" x 11'0")

This double bedroom has one window overlooking the front of the property, offering superb city views. The room features quality carpet flooring, built-in wardrobe unit, centre light piece, radiator and attractive neutral décor.



### | **BEDROOM 3**

2.79m x 2.58m (9'1" x 8'4")

This bedroom has one window to the front of the property, high quality carpet flooring, built-in wardrobe unit, one radiator and attractive neutral décor.



### | **MAIN BATHROOM**

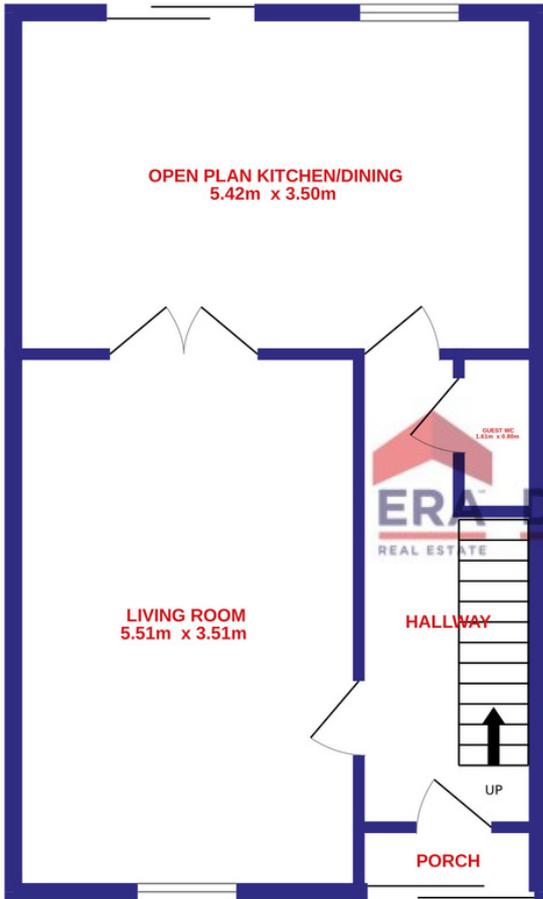
2.72m x 1.93m (8'9" x 6'3")

The main bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath, frosted window to the rear, attractive floor and wall tiling, centre light piece, radiator and a towel rail. The hot press is housed within this room.

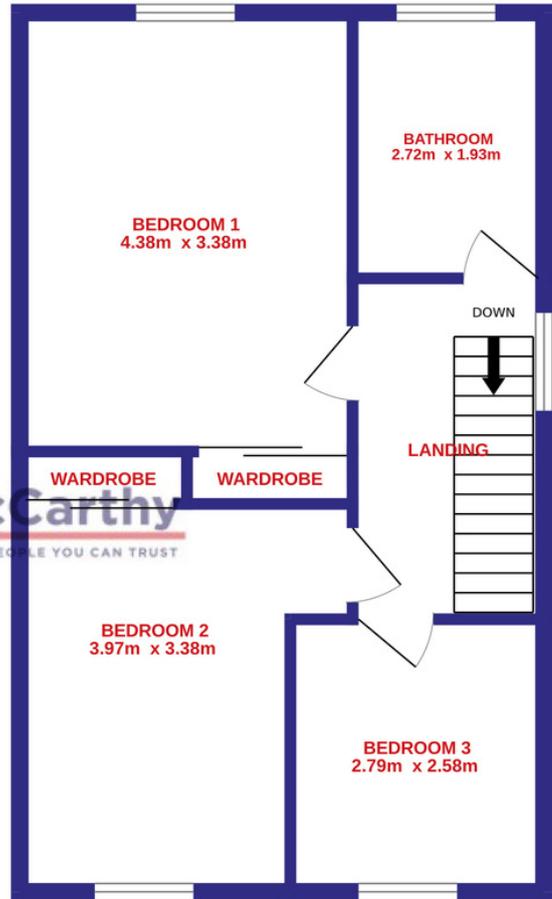


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



**ERA Downey McCarthy**  
REAL ESTATE THE PEOPLE YOU CAN TRUST

## | GARDENS AND EXTERIOR

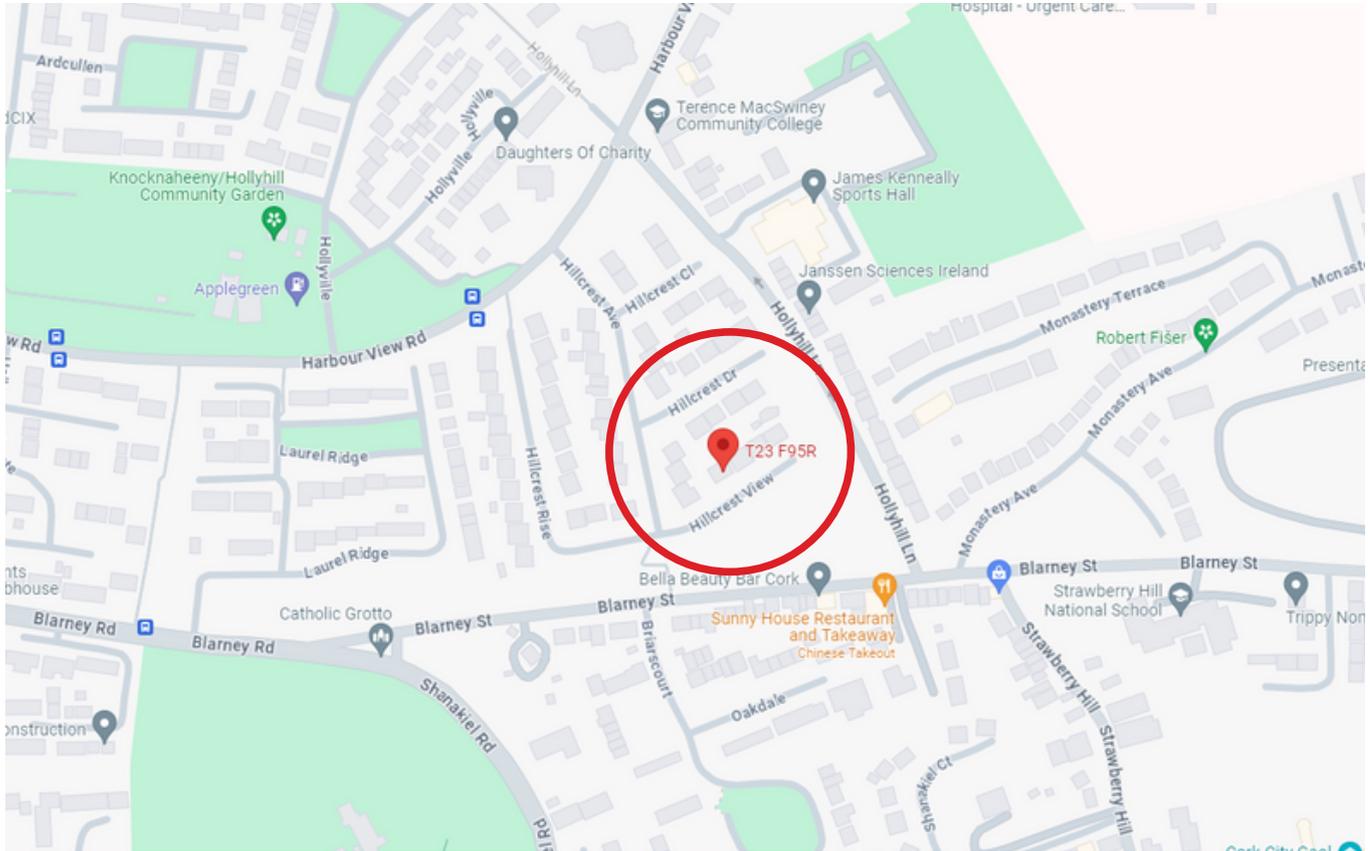


The front of the property has a driveway to accommodate off street parking. There is a well-manicured garden area which is laid to lawn with mature shrubs and plants, and superb views across the city.

The rear of the property boasts a beautiful garden which is fully enclosed to all sides. There is a small garden area, a Barna shed and a tarmac area.

## | DIRECTIONS

Please see Eircode T23 F95R for directions.



## | ALL ENQUIRIES TO:



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