

14 Botanika, Blackrock Road, Blackrock, Cork



ERA Downey McCarthy are delighted to present this truly magnificent, luxury four bedroom semi-detached family home, situated in the much acclaimed and most exclusive enclave of Botanika, in a leafy and private setting, just off the Blackrock Road. Sophisticated, spacious and refined, these family homes in the heart of sought after Blackrock, sensitively designed & impeccably built, are a rare and lasting legacy.

The location here is superb, 5 minutes walk to Ballintemple and Crab Lane Primary School, and a 10 minute walk to the new Marina Park Development by Pairc Ui Chaoimh. A brisk 20 minute walk will bring you into the City Centre and this property is also close to the South Ring Road system, all major employment centres, and is well-served by the 202 bus route.

The accommodation in this property consists of reception hallway, lounge, kitchen/dining/living room, utility room and a guest bathroom on the ground floor, whilst the first floor boasts four spacious bedrooms, the master bedroom comes with an en suite bathroom, and the main family bathroom.

Viewing highly recommended.

AMV: €795,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 154 Sq. M. / 1,658 Sq. Ft.
- Built in 2019
- BER A3
- Much acclaimed and exclusive development off the Blackrock Road
- Patio area to rear of house and a lean-to veranda, which maximises the rear garden area
- Commanding panoramic city views from the rear of the property
- Four spacious bedrooms upstairs
- Superb, much sought after location
- Zappi EV Charger for an electric vehicle set up in the front driveway
- Soft landscaping to the front
- Soft and hard landscaping to the rear
- A-rated homes with zoned, modern air-to-water electric heat pump
- Highly-efficient, environmentally friendly, low running cost central heating system
- Underfloor heating throughout ground floor with premium quality radiators to first floor
- Air ventilation system
- Pressurised, on demand, hot water system
- Extra high ceiling heights to ground floor allowing for bespoke 7' doors with 9" moulded skirtings and architraves
- Generous electrical specification with thoughtful lighting design
- Bespoke Fitted Kitchen
- Fireplace surround and solid fuel stove in lounge
- Beautiful, well appointed bathrooms with premium brand sanitary ware and fittings
- Quickstep laminate wood flooring throughout the ground floor
- Wired for fibre broadband and cable (SKY) TV
- Wired for intruder alarm system
- Part "Grafton blend" brick render and part coloured, low-maintenance wet dash
- Powder-coated black Iron railings to boundary walls
- PVC heritage sash double glazed windows, with woodgrain effect in ivory
- Premium low-maintenance black composite Front Door with 5-lever high security locking system
- Double Glazed Aluclad Sliding Doors to Rear Patio Area
- Premium Natural Roof Slate
- External Tap
- Black, Ash-grained, PVC fascia, soffit and downpipes
- External cills and reveals featuring custom, moulded architectural design
- Expansive cobbled driveway with parking space for four cars
- Covered by a Ten Year Home Bond Structural Guarantee

| RECEPTION HALLWAY

4.72m x 2.81m (15'4" x 9'2")

A solid door with centre glass panelling allows access to the main reception hallway. This is a spacious, bright and attractively decorated hallway with a picture window that overlooks the front of the property. It has quality laminate wooden flooring, under stair access and storage, power points, telephone point, light fitting, wall-mounted light fitting, smoke detector, Phone Watch alarm panel and a thermostat control for the heating system.



| GUEST BATHROOM

1.63m x 1.46m (5'3" x 4'7")

The guest bathroom is situated off the main reception hallway and has been beautifully appointed. It has a wash hand basin, centre light fitting, extractor fan and w.c., a towel rail, tiled flooring and attractive décor.



| LOUNGE

4.84m x 4.45m (15'8" x 14'5")

Glass panel double doors lead into the beautiful, bright living room area. This is a south facing room which benefits from natural light throughout the day, owing to the large window that overlooks the front of the property. There is a feature fireplace with a fitted wood burning stove and marble surround, laminate flooring, attractive décor, centre light fitting, smoke detector, control point for the heating and ample power points.



| OPEN PLAN KITCHEN/DINING/LIVING

6.07m x 7.38m (19'9" x 24'2")

This is a bright, spacious open plan room with a superb bespoke kitchen designed and fitted by Glenline Furniture. It boasts striking French navy fitted units which offer a stunning contrast with the white wall cabinets and quartz worktops and splashbacks behind the oven and the sink. The kitchen has an island unit and additional units on the opposite wall with built-in oven/hob/extractor fan, and space for a fridge freezer.

There is a window overlooking the garden, recessed lighting throughout, a double drainer sink, integrated dishwasher. Glass panel door lead out to the utility room.

The living/dining area has two light fittings, seven power points, plus television and telephone points. There is laminate wooden flooring throughout the whole room and a sliding patio doors lead out to the back garden. There is beautiful views over the city from the back of the property with a panoramic vista of Montenotte and Lovers Walk.



| UTILITY ROOM

1.61m x 2.04m (5'2" x 6'6")

The utility room has tile flooring, plumbing for a washing machine/dryer, access to the water tank, storage space, smoke alarm, and centre light fitting. A glass panel door leads out to the side of the property and to the back.



| STAIRS AND LANDING

1.09m x 4.76m (3'5" x 15'6")

Bespoke solid oak stairs, which are fitted with a beautiful carpet runner, lead up to the first floor landing. The landing has laminate flooring, a Stira staircase allowing access to the attic, attractive décor, access to the hot press, radiator, ceiling light fitting, and a wall light fitting.



| BEDROOM 1

5.6m x 3.54m (18'3" x 11'6")

This is a superbly appointed master bedroom with one large window which overlooks the rear of the property. It boasts commanding views over Monahan Road, and out towards Montenotte and Lovers Walk. This is a spacious double bedroom which has a fitted wardrobe, centre light fitting, recessed spot lighting, attractive décor, high quality timber flooring, and two radiators. A solid door leads into the en suite bathroom.



| EN SUITE

2.12m x 1.79m (6'9" x 5'8")

A beautifully tiled and well-finished en suite bathroom which has a double shower incorporating a power shower off the mains. There is one w.c., wash hand basin, heated towel rail, recessed spot lighting, and attractive décor.



| BEDROOM 2

3.62m x 3.73m (11'8" x 12'2")

A fine, spacious double bedroom with a window overlooking the back garden. There is charming children's décor, centre light fitting, six power points, a radiator and laminate wooden flooring.



| BEDROOM 3

4.04m x 3.75m (13'2" x 12'3")

This is a spacious double room with one large, south facing window which overlooks the front of the property. The room has a centre light fitting, radiator, attractive décor, six power points and laminate wooden flooring.



| **BEDROOM 4**

3.68m x 3.2m (12'0" x 10'4")

A superb single room with a window which overlooks the front of the property, most attractive décor, centre light fitting, six power points, radiator and carpet flooring.



| **MAIN BATHROOM**

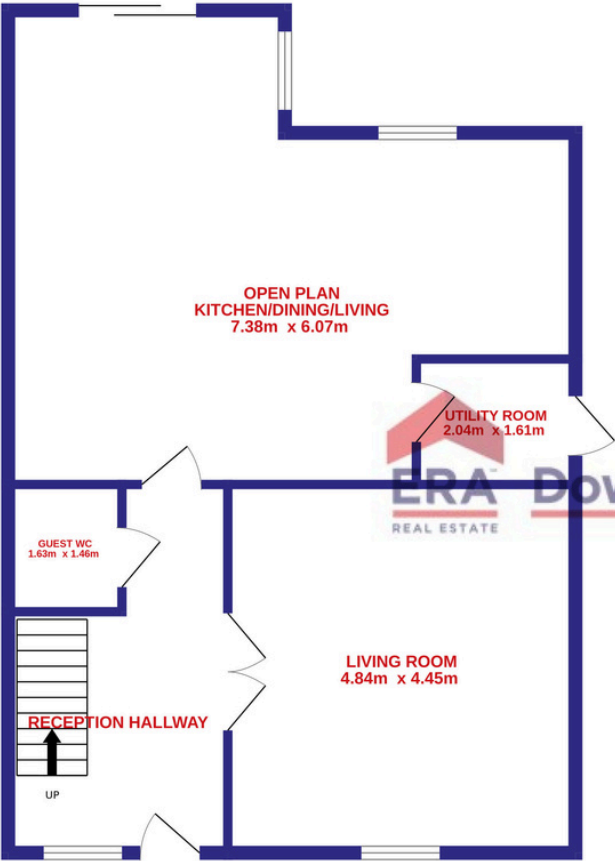
1.93m x 2.53m (6'3" x 8'3")

This is a very well presented four piece bathroom, with a separate shower and signature bath. There is one window to the side of the property, recessed lighting, a heated towel rail, and beautifully finished floor and wall tiling.

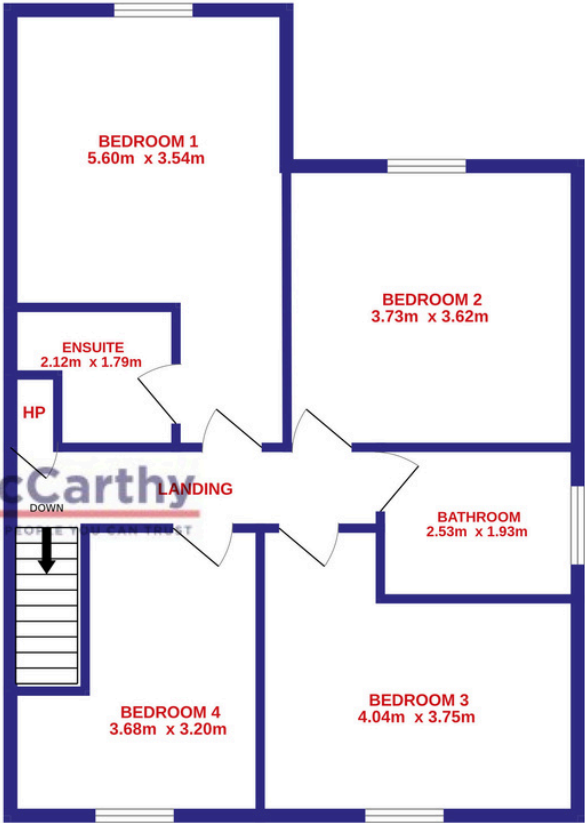


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

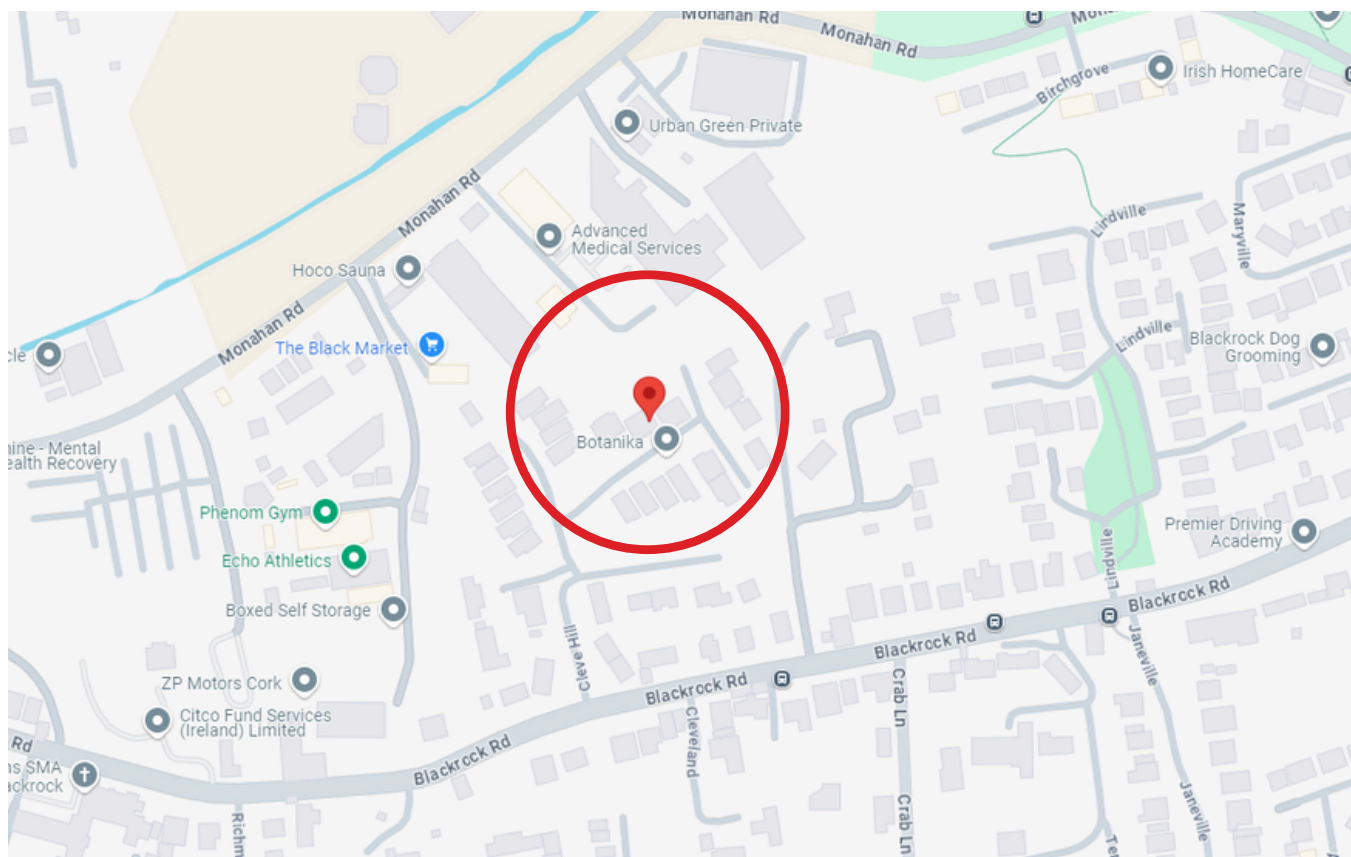


The front of the property boasts a fabulous, immaculately maintained cobble-lock driveway and there is ample parking space for up to four vehicles. Mature, landscaped, planted flower beds line either side of the driveway and there is a curved flower bed under the front window .

The rear garden is maintenance free, and has a patio area outside the sliding doors. There is a lean-to veranda, which maximises the rear garden area. A concrete footpath surrounds the property and there is a tall gate which provides secure access to the side. The side of the property has also been covered in and is ideal for storage etc.

| DIRECTIONS

Please see Eircode T12 W28K for directions.



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