

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



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb, spacious and extended four bedroom semi-detached home. Offering extensive living and bedroom accommodation, this family home is situated in a sought after residential location in Blackrock, Cork, just a few minutes' walk to the beautiful Blackrock Castle, and offers easy access to Cork city centre and local amenities. Viewing comes highly recommended to appreciate what this home has to offer.

Accommodation consists of porch, reception hallway, living room, fantastic open plan family room/conservatory, kitchen/dining area, utility room, bedroom 2 and en suite bathroom on the ground floor. At first floor level there are three additional spacious double bedrooms, a second en suite bathroom, and the main family bathroom. On the second floor there is a superb converted attic.

**AMV: €550,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Spacious and extended family home
- Approx. 185.21 Sq. M. / 1,994 Sq. Ft.
- Built in 1999
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating - new heating system installed in 2024
- Double glazed PVC windows
- Four double bedrooms
- Superb converted attic
- West facing rear garden which is fully enclosed
- Quiet cul-de-sac location
- Adjacent to Blackrock Castle and the Cork harbour walkway
- 10 minutes' drive to Cork city
- On the 202/202A bus routes
- Easy access to the N40 road network

## | PORCH

0.59m x 1.2m (1'9" x 3'9")

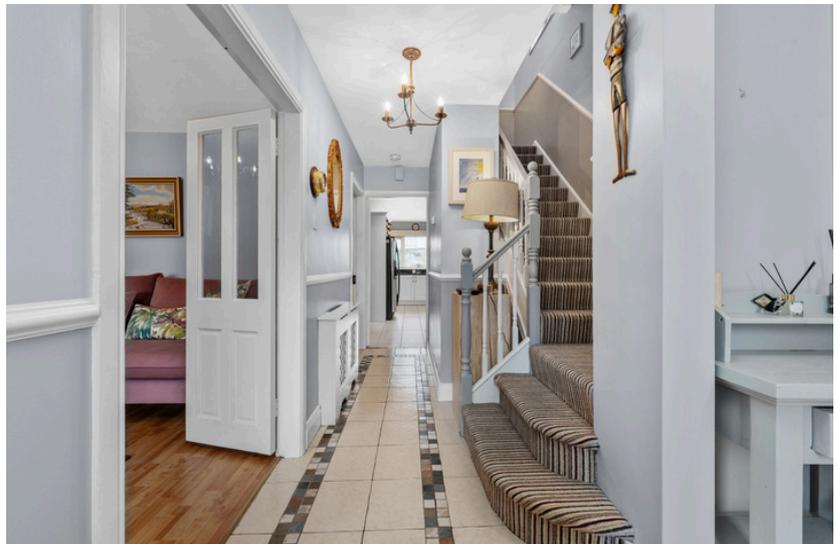
Double doors with glass panelling allow access into the porch area, which has tile flooring, exposed red brick, one centre light piece, and a PVC door with frosted glass panelling leads you through to the main reception hallway.



## | RECEPTION HALLWAY

4.68m x 2.29m (15'3" x 7'5")

The welcoming reception hallway has tile flooring, access to a cloak room, one centre light piece, four power points, and one radiator.



## | LIVING ROOM

4.23m x 3.73m (13'8" x 12'2")

The spacious main living room has a beautiful feature bay window to the front of the property, laminate flooring, a gas fireplace, one radiator, power points, and one centre light piece.



## | KITCHEN/DINING

5.87m x 6.14m (19'2" x 20'1")

This superb open plan kitchen/dining area has two windows to the rear of the property and one Velux window, which floods the area with natural light. The room has ample power points, two radiators, recessed spot lighting, and tile flooring throughout. The kitchen features modern fitted units at eye and floor level with extensive granite worktop counter, Whirlpool double door fridge freezer, microwave, single oven, integrated dishwasher, and a second large oven with Hotpoint oven hobs. The room also offers a beautiful feature centre red brick pillar with island unit. A frosted glass panel PVC door allows access to the rear garden, and a second door allows access into the utility room.



## | UTILITY ROOM

1.92m x 1.31m (6'2" x 4'2")

This room has a worktop counter, plumbing for a washing machine, plumbing for a dryer, and storage space.



## | FAMILY ROOM/CONSERVATORY

9.57m x 3.29m (31'3" x 10'7")

This is a spectacular, large, open plan room which is flooded with natural light throughout.

The family room has semi-hardwood flooring, a stove, one radiator, one centre light piece, and an open arch allows access into the conservatory.

The conservatory has windows to the rear and side of the property, in addition to offering three Velux windows throughout. The area features tile flooring, recessed spot lighting, two wall-mounted light pieces, one radiator, eight power points. A sliding door allows access to the rear garden.



## | **BEDROOM 2**

3.66m x 3m (12'0" x 9'8")

Located on the ground floor, this double bedroom has a feature bay window to the front of the property, one Velux window, semi-hardwood flooring, one radiator, one centre light piece, and impressive Sliderobe fitted units. A cleverly hidden doorway allows access into the en suite bathroom.



## | **EN SUITE**

0.95m x 2.98m (3'1" x 9'7")

The en suite bathroom features a three piece suite including an electric shower, floor and wall tiling, recessed spot lighting, a wall-mounted towel rail, and one frosted window to the side of the property.

## | **FIRST FLOOR STAIRS AND LANDING**

6.85m x 2.05m (22'4" x 6'7")

The stairs and first floor landing are carpeted throughout. At the top of the landing there is one window to the side of the property, one centre light piece, and access to the hot press.



## | **BEDROOM 1**

3.91m x 4.04m (12'8" x 13'2")

This beautiful and spacious main bedroom has timber flooring, a feature bay window to the front of the property, one centre light piece, one radiator, ample power points, and doors allow access to the en suite bathroom and walk-in wardrobe.



## | **EN SUITE**

0.86m x 3.13m (2'8" x 10'2")

The en suite features a three piece suite including an electric shower, floor and wall tiling, one centre light piece, and one extractor fan.



## | **WALK-IN WARDROBE**

2.43m x 2.25m (7'9" x 7'3")

This converted walk-in wardrobe has timber flooring, one centre light piece, and an impressive array of Sliderobe fitted units from floor to ceiling.



### | **BEDROOM 3**

3.12m x 3.05m (10'2" x 10'0")

Another spacious double bedroom one window to the rear of the property, one centre light piece, timber flooring, one radiator, six power points and integrated wardrobes, shelving, and bed frame.



### | **BEDROOM 4**

2.6m x 3.02m (8'5" x 9'9")

Currently in use as a home office, this double bedroom has one window to the rear of the property, one centre light piece, timber flooring, one radiator, and power points.



### | **BATHROOM**

1.76m x 1.98m (5'7" x 6'4")

The main family bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, one centre light piece, one radiator, and one frosted window to the side of the property.



## | SECOND FLOOR STAIRS AND LANDING

1.51m x 1.16m (4'9" x 3'8")

Stairs with carpet flooring from the first floor landing allow access to the converted attic. At the second floor landing there is one Velux window, and one recessed spot light.



## | CONVERTED ATTIC

3.74m x 5m (12'2" x 16'4")

This superb converted attic has ample built-in storage space, shelving, two Velux windows, timber flooring, recessed spot lighting, one radiator, and six power points.

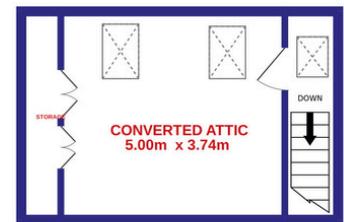
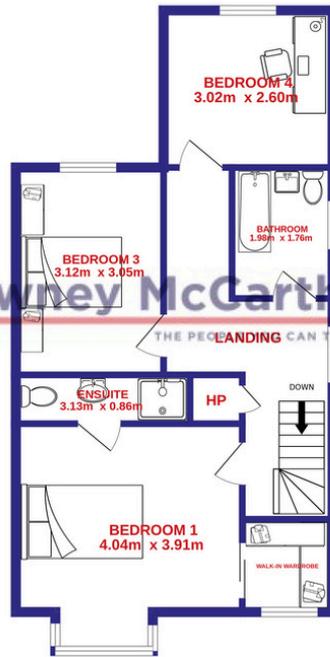
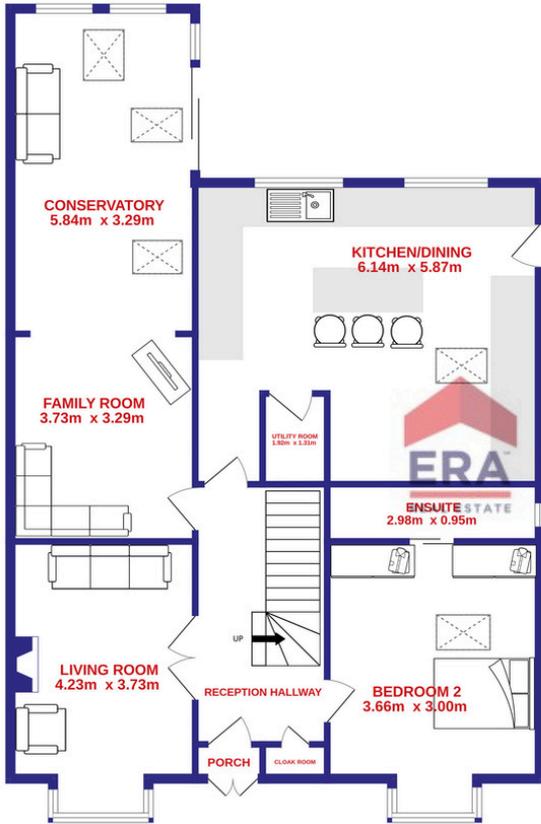


# FLOOR PLAN

GROUND FLOOR

1ST FLOOR

2ND FLOOR



ERA Downey McCarthy  
THE PEACELAND CAN TRUST

## | GARDENS AND EXTERIOR



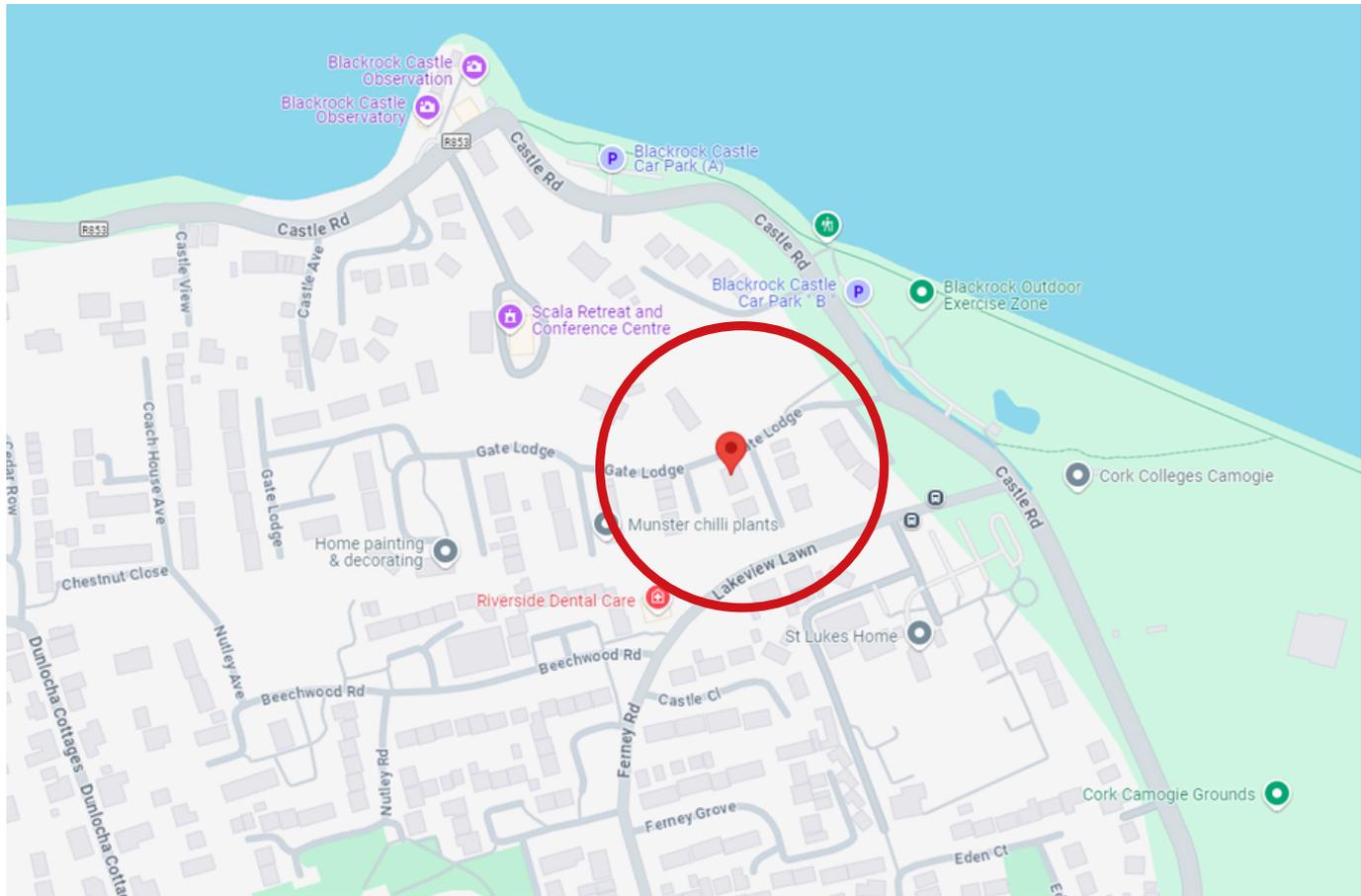
The front of the property is fully enclosed with red brick walls and a wrought iron gate. There is a driveway to accommodate off street parking and a maintenance free gravel area with mature shrubs and plants.

A secure gate from the side of the property allows access to the rear garden.

The rear of the property is fully enclosed and boasts a west facing aspect. There is a superb large patio area which is ideal for outdoor entertaining, mature shrubs and plants, flower beds, a large steel shed included as part of the sale, and an external tap.

## | DIRECTIONS

Please see Eircode T12 TPP3 for directions.



## | ALL ENQUIRIES TO:

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### Solicitor Details:

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