

33 Willowbank, Church Road, Blackrock, Cork



ERA Downey McCarthy Auctioneers are proud to present to the Blackrock property market this superb and most spacious three/four bedroom semi-detached property, ideally located in Willowbank on Church Road. This extended property is situated within a popular mature residential area, overlooking a green area to the front, and within close proximity to a host of amenities including supermarkets, schools, Blackrock GAA club, Blackrock village, Mahon Point Shopping Centre and Retail Park.

Accommodation consists of reception hallway, living room to the front, extension to the side provides an extra family room/bedroom 4/office/playroom, open plan kitchen/dining area to the back of the house, rear hall, guest w.c, and utility room on the ground floor. Upstairs the property offers three spacious bedrooms, and the main family bathroom.

AMV: €525,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 119.94 Sq. M / 1,291 Sq. Ft.
- Built in 1987
- Extended to the front and the side in late 1990's / early 2000's
- BER D1 with potential to go to an A2
- Natural gas fired central heating
- Double glazed PVC windows
- Three/four spacious bedrooms
- Fully enclosed rear garden
- Overlooking a green area to the front
- Mature and sought after residential area
- Close to a host of amenities including supermarkets and schools
- All sports facilities and Blackrock GAA club on your doorstep
- Adjacent to Blackrock village and Mahon Point Shopping Centre
- On the 202/202A bus route

| RECEPTION HALLWAY

5.68m x 1.83m (18'6" x 6'0")

A solid teak door allows access into the reception hallway. The welcoming reception hallway has high quality tile flooring, attractive neutral décor, one large radiator, recessed spot lighting, power points, and access to the electrical board.



| LIVING ROOM

4.43m x 3.76m (14'5" x 12'3")

The spacious main living room has one large window to the front of the property, allowing in extensive natural light. The room features wooden flooring, attractive neutral décor, a large radiator, two wall-mounted light fittings, and an opening for a fireplace.



| FAMILY ROOM/BEDROOM 4/ OFFICE

6.01m x 2.84m (19'7" x 9'3")

This versatile room is currently in use as a fourth bedroom but could also be utilised as a home office or a second living space. It has a feature bay window to the front of the property, one Velux window, recessed spot lighting, attractive neutral décor, wooden flooring, built-in wardrobe, and one radiator.



| KITCHEN/DINING

3.5m x 5.69m (11'4" x 18'6")

The attractive open plan kitchen/dining area has one window to the rear of the property and double doors with glass panelling lead out to the rear garden. The kitchen features modern fitted units at eye and floor level with worktop counter, an island unit, stainless steel sink, plumbing for a dishwasher, space for a breakfast bar, integrated oven/hob/extractor fan, and an integrated coffee machine. The room has one radiator, neutral décor, tile flooring, extensive dining space, and an open arch allows access to the rear hall.



| REAR HALL

1.69m x 0.88m (5'5" x 2'8")

The rear hall has high quality tile flooring, recessed spot lighting, a storage hatch, and one radiator.

| GUEST W.C

1.68m x 1.82m (5'5" x 5'9")

The guest w.c features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, a frosted window to the side of the property, attractive floor and wall tiling, centre light fitting, attractive neutral décor, and a heated towel rail.



| UTILITY ROOM

1.69m x 2.86m (5'5" x 9'3")

The utility room has one window to the rear, and a door allowing access to the rear garden. The room has tile flooring, centre light fitting, plumbing for a washing machine, stainless steel sink, and the gas boiler is housed here.



| STAIRS AND LANDING

3.45m x 2.6m (11'3" x 8'5")

The stairs and landing are fully carpeted throughout. The landing area has one centre light fitting, a hot press which is shelved for storage, and a Stira staircase allowing access to the attic.



| BEDROOM 1

4.19m x 3.73m (13'7" x 12'2")

This spacious double bedroom has one window overlooking the front of the property, neutral décor, extensive array of built-in wardrobe units for storage, centre light fitting, a radiator, and solid wood flooring.



| BEDROOM 2

3.63m x 3.01m (11'9" x 9'8")

Another generous sized double bedroom has one window overlooking the rear of the property, neutral décor, built-in wardrobe unit for storage, centre light fitting, radiator, and timber flooring.



| **BEDROOM 3**

2.41m x 2.59m (7'9" x 8'4")

This bedroom has one window to the front of the property, neutral décor, centre light fitting, radiator and carpet flooring.



| **MAIN BATHROOM**

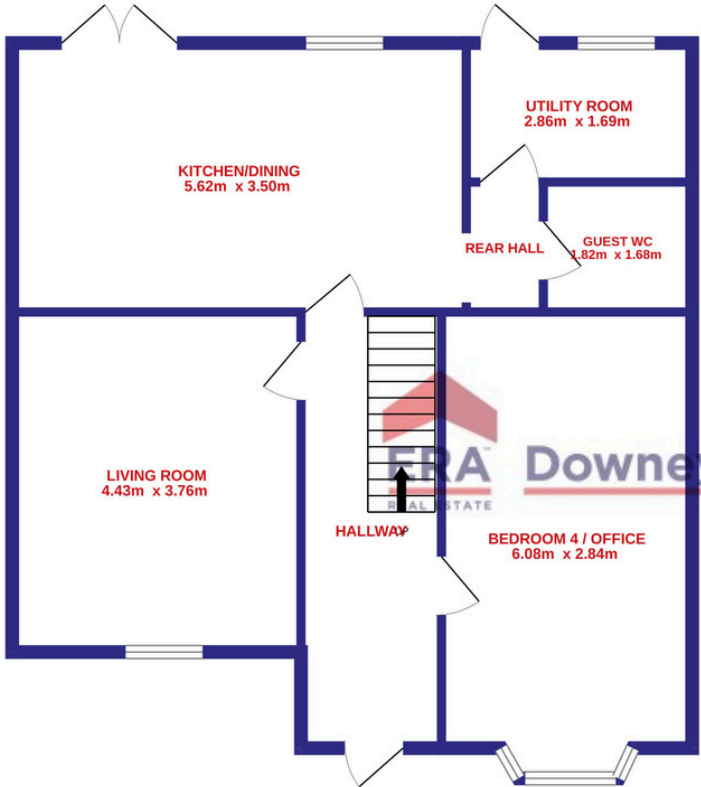
1.83m x 2.59m (6'0" x 8'4")

The main family bathroom features a three piece suite including a large built-in shower cubicle incorporating a power shower off the mains, a frosted window to the rear of the property, one centre light fitting, a heated towel rail, neutral décor, and modern tile flooring.

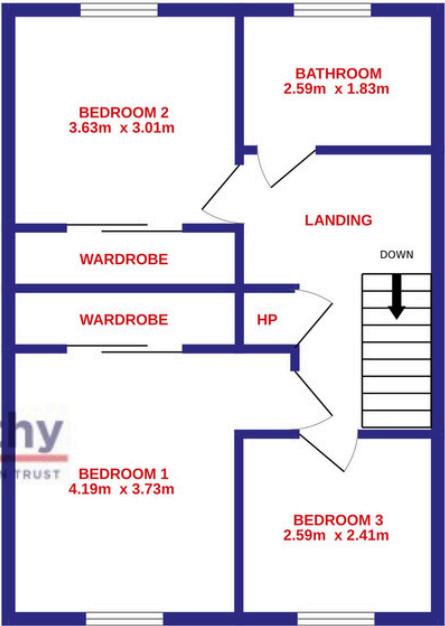


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

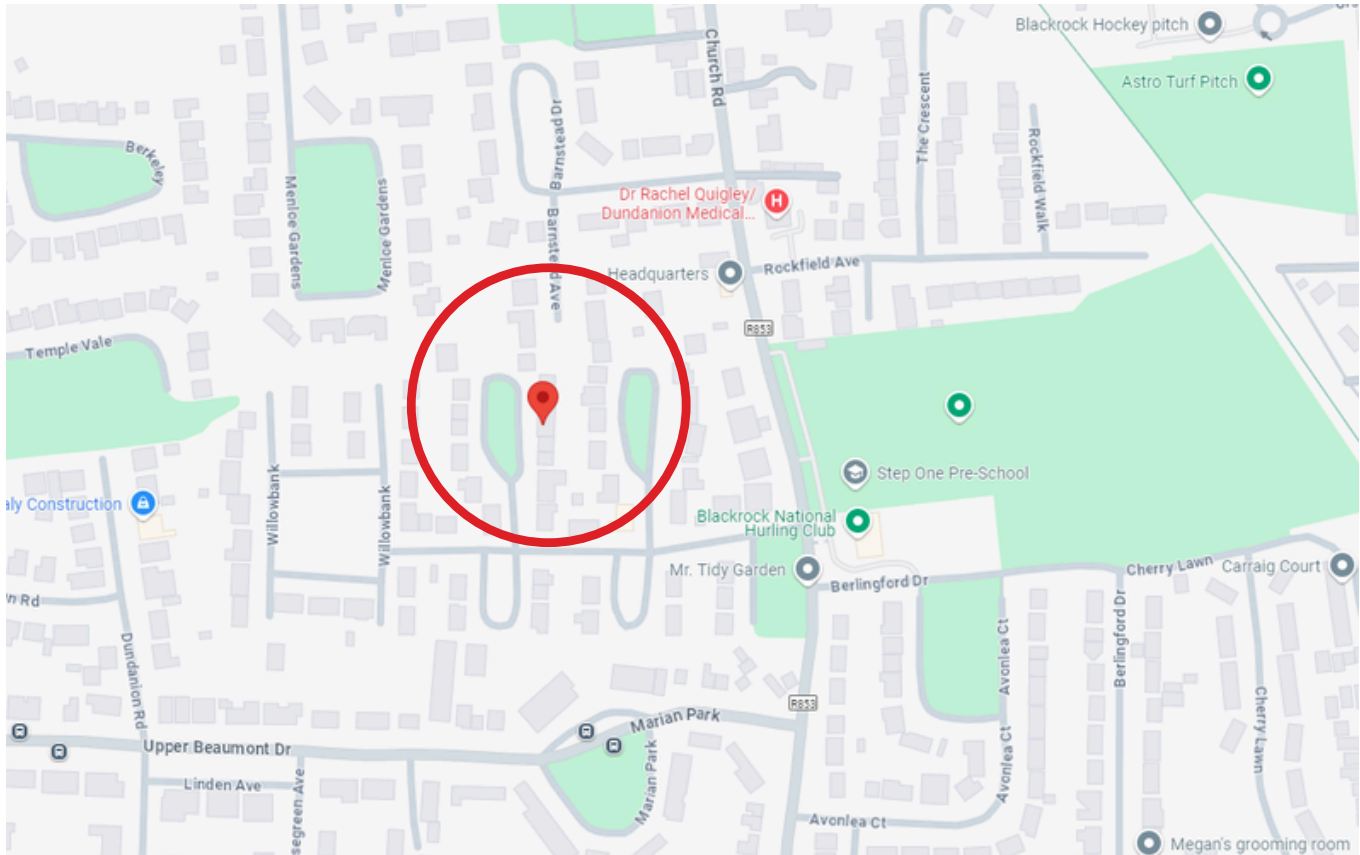


The front of the property has block built walls to the right and the front, and a garden area which is laid to lawn on either side of a concrete driveway which can accommodate off street parking.

The rear of the property is fully enclosed with block built walls and timber fencing. There is a patio area ideal for outdoor entertaining in the summertime, a garden which is laid to lawn, and mature shrubs and plants abound.

| DIRECTIONS

Please see Eircode T12 Y9P6 for directions.



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