

## 25 Longshore Avenue, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned and excellently maintained, four bedroom semi-detached property in the highly desirable waterfront development of Longshore Avenue, Jacob's Island. The property offers a modern contemporary floor plan with well proportioned living and bedroom accommodation, and a superb south facing rear aspect. This ideal family home is located within minutes of both the picturesque Cork Harbour and Passage West Greenways, two stunning family amenities offering safe connectivity to Cork city centre, Rochestown, Passage and Glenbrook.

Direct access from the development to the N40 road network/Jack Lynch Tunnel allows for an easy commute to major employment hubs in Little Island, Ringaskiddy, the Cork to Dublin motorway, and the west suburbs of Cork city.

Accommodation consists of reception hallway, guest w.c, spacious main living room, and open plan kitchen/dining/living area on the ground floor. Upstairs the property offers four spacious bedrooms all with built-in storage, an en suite bathroom and a family bathroom.

**AMV: €450,000**

**BER A3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 124 Sq. M. / 1335 Sq. Ft.
- Built in 2016
- BER A3 – Qualifying the property for Green Mortgage Interest Rates
- Air to Water heating system
- South facing rear aspect
- Double glazed PVC windows
- Four spacious bedrooms
- Open plan kitchen/dining area with modern fitted kitchen
- Fully enclosed rear garden
- Much sought after residential location
- Adjacent to Mahon Point Shopping and Commercial centres and Jack Lynch Tunnel/N40 Road network
- Located on the 215/215A bus route

## | RECEPTION HALLWAY

5.37m x 2.26m (17'6" x 7'4")

A teak door with glass centre and side panelling allows access to the main reception hallway. The reception hallway features carpet flooring, neutral décor, one radiator, recessed spot lighting, two power points, one telephone point, and integrated smart storage under the stairs.



## | GUEST W.C

The guest w.c features a two piece suite with one window to the side of the property. There is tile flooring, one radiator, one centre light piece and an extractor fan.





## | LIVING ROOM

4.72m x 3.7m (15'4" x 12'1")

A superb main living room has a feature bay window to the front of the property, including a curtain rail. The room has high quality carpet flooring, a solid fuel stove with decorative tile surround, recessed spot lighting, attractive décor, six power points, one telephone point, and one television point.



## | OPEN PLAN KITCHEN/DINING/LIVING

6.52m x 6.07m (21'3" x 19'9")

A large open plan kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter space and a tiled splashback. The room is flooded with natural light owing to the south facing rear aspect, and has one large window overlooking the rear garden and double doors from the dining room allow access to a superb patio area. There is tile flooring throughout, and the kitchen includes an integrated oven/hob/extractor fan, plumbing for a dishwasher, space for an American style fridge freezer, and an integrated extractor hood. The owners have cleverly designed a utility space hidden from eyeline, which houses the washing machine and dryer.

The room offers extensive dining and living space, and features attractive décor, recessed spot lighting, and throughout the room there are two large radiators and fifteen power points.



## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property which floods the area with natural light, recessed spot lighting and a Stira staircase allowing access to the attic. There is a generous hot press area which is shelved for storage.

## | BEDROOM 1

3.75m x 3.44m (12'3" x 11'2")

A superb double bedroom has a feature bay window to the front of the property, including a curtain rail. The room has carpet flooring, built-in storage units, one centre light piece, one large radiator, six power points, one telephone point, one television point, and a door allowing access to an en suite bathroom.



## | EN SUITE

1.21m x 2.46m (3'9" x 8'0")

The en suite bathroom features a three piece suite including a double corner shower area incorporating a mains operated shower. The room offers attractive floor and wall tiling, one centre & wall-mounted light piece, an extractor fan, and a radiator.

## | BEDROOM 2

4m x 2.76m (13'1" x 9'0")

A large double bedroom has one window to the rear of the property which overlooks the south facing garden. The room has carpet flooring, built-in storage units, one centre light piece, one radiator, six power points, one telephone point, and one television point.





### | **BEDROOM 3**

3.54m x 3.2m (11'6" x 10'4")

A double bedroom has one window to the rear of the property including a curtain rail. The room has carpet flooring, an impressive array of built-in units, attractive décor, one centre light piece, one radiator, and four power points.



### | **BEDROOM 4**

2.3m x 2.76m (7'5" x 9'0")

This spacious single bedroom has one window to the front of the property offering superb harbour views. The room has carpet flooring, attractive décor, built-in storage units from floor to ceiling, one centre light piece, one large radiator, and four power points.



### | **BATHROOM**

2m x 1.71m (6'5" x 5'6")

The main bathroom features a four piece suite including a Triton Rally electric shower fitted over the bath. The area has tile flooring, one window to the side of the property, one centre light piece, one wall-mounted light piece, one extractor fan, and one radiator.



## | GARDENS AND EXTERIOR

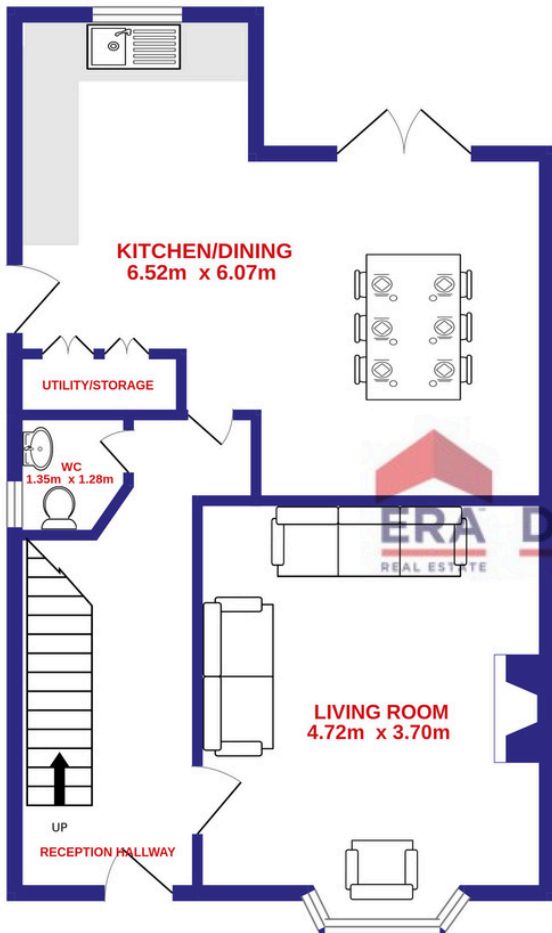


The front of the property has an attractive maintenance free façade, and a large driveway offering off street parking for two vehicles.

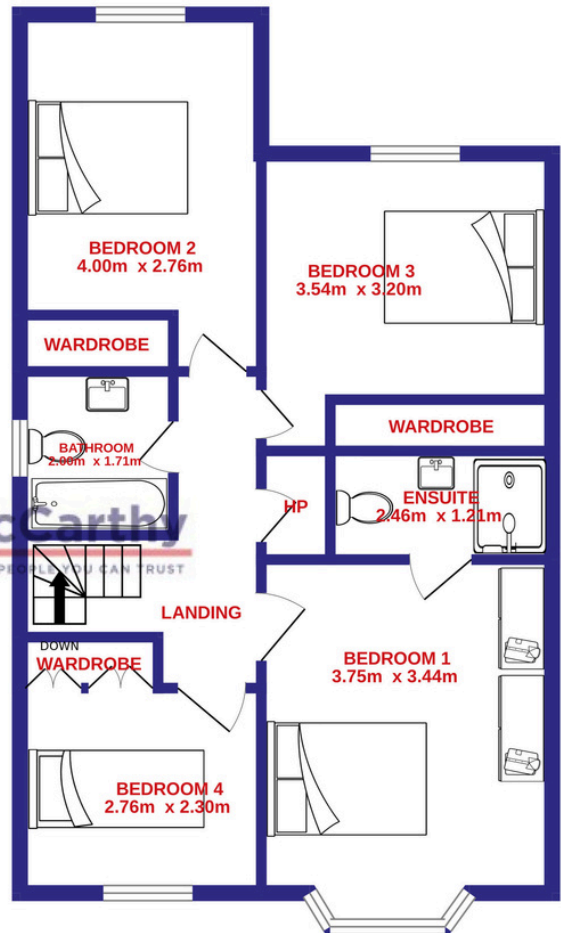
The rear of the property offers a superb, south facing rear garden which is fully enclosed with timber panelled fencing and block built walls. The garden is laid to lawn and there is a Steeltech shed included as part of the sale.

## | FLOOR PLAN

GROUND FLOOR



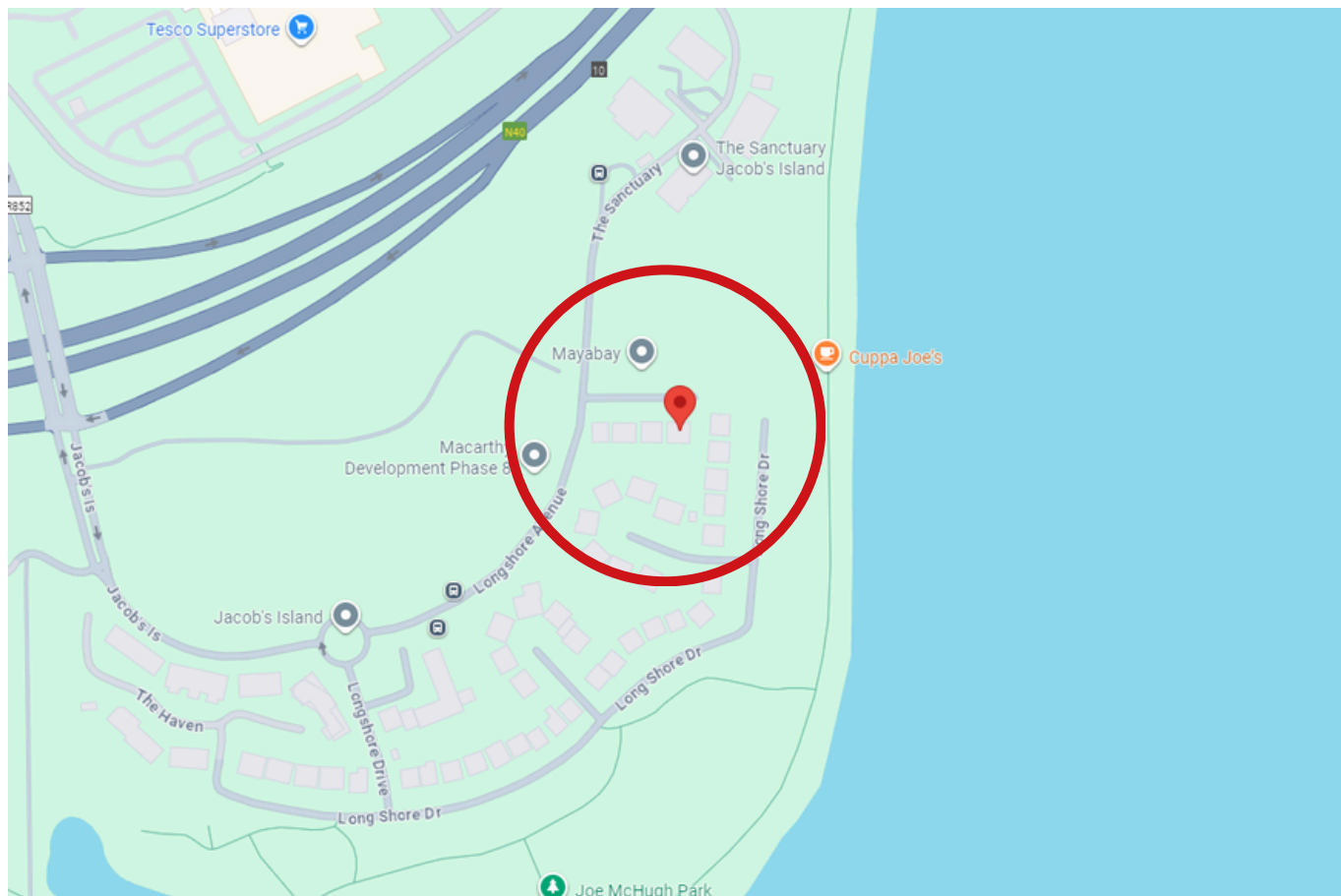
1ST FLOOR





## | DIRECTIONS

Please see Eircode T12 XVX2 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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