

## 40 Willowbank, Church Road, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom semi-detached property, situated on a private west facing site and overlooking a generous green area within the highly desirable and convenient location of Willow Bank, Church Road, Blackrock. The property is located adjacent to a host of amenities including supermarkets, schools, GAA clubs, Mahon Point Shopping and commercial centres and the superb Marina Greenway, as well as being positioned on regular bus routes to Cork city centre.

Accommodation consists of porch, reception hallway, living room, and open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms, and the main family bathroom.

**AMV: €375,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 87.2 Sq. M. / 939 Sq. Ft.
- Built in 1985
- BER C2 with the potential to increase to A2
- Generous corner garden of approx. 3.7m wide offering future potential to extend subject to FPP
- West facing rear garden
- Mature and sought after residential address in the heart of Blackrock
- Gas fired central heating with a modern fitted boiler
- Double glazed PVC windows
- Three spacious bedrooms
- Close to a host of amenities including supermarkets, schools, sports facilities, Blackrock village/Marina Greenway, Mahon Point Shopping Centre & The Mater Hospital
- On the 202/202A bus route
- No rent cap

## | PORCH

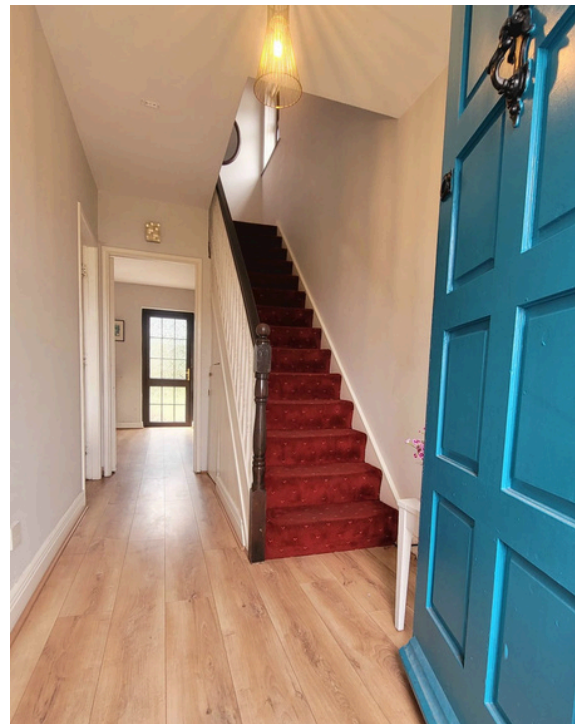
0.71m x 1.83m (2'3" x 6'0")

A sliding door allows access to a porch area which has tile flooring and a wall-mounted light piece. A teak door with side glass panelling allows access to the main reception hallway.

## | RECEPTION HALLWAY

3.63m x 1.83m (11'9" x 6'0")

The welcoming reception hallway features attractive décor with laminate timber flooring. The area has one centre light piece, one large radiator, five power points, and under stair storage.





## | LIVING ROOM

4.24m x 3.74m (13'9" x 12'2")

A superb main living room has one window to the front of the property, overlooking the front garden including a curtain rail and curtains. The room has high quality laminate timber flooring, attractive neutral décor, an open fireplace, one radiator, one centre light piece, six power points, and one television point.



## | OPEN PLAN KITCHEN/DINING

3.36m x 5.64m (11'0" x 18'5")

The open plan kitchen/dining area has one window to the rear of the property, including a roller blind, a curtain rail, and curtains. An aluminium door with glass panelling allows access to the rear garden.

The kitchen features fitted units at eye and floor level with worktop counter, tile splashback, and integrated breakfast counter with storage. The kitchen includes a stainless steel sink, plumbing for a washing machine and dryer, an integrated extractor fan, one centre light piece, and one feature light piece within the dining area. The room has high quality laminate flooring throughout, an open fireplace, one large radiator, nine power points, one telephone point, and attractive décor.



## **| STAIRS AND LANDING**

3.44m x 2.13m (11'2" x 6'9")

The stairs and landing are fitted with carpet flooring. The landing area has one window to the side of the property with roller blind and there is one centre light piece, access to the attic, and a hot press area which is shelved for storage.



## **| BEDROOM 1**

4.17m x 3.67m (13'6" x 12'0")

A spacious double bedroom has one window to the front of the property, including a roller blind. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, two wall-mounted light pieces, one large radiator, and four power points.



## **| BEDROOM 2**

3.43m x 2.97m (11'2" x 9'7")

A large double bedroom has one window to the rear of the property, including a roller blind. The room has carpet flooring, neutral décor, one centre light piece, one large radiator, and four power points.





### | **BEDROOM 3**

2.44m x 2.57m (8'0" x 8'4")

This spacious single bedroom has one window to the front of the property, including a curtain rail and curtains. The room has carpet flooring, neutral décor, one centre light piece, one large radiator, and two power points.



### | **BATHROOM**

1.64m x 2.11m (5'3" x 6'9")

The main family bathroom features a three piece suite including a large corner shower area. The room has impressive tiling from floor to ceiling, one window to the rear, one centre light piece, one wall-mounted light piece, one radiator, and non-slip vinyl flooring.



## | GARDENS AND EXTERIOR

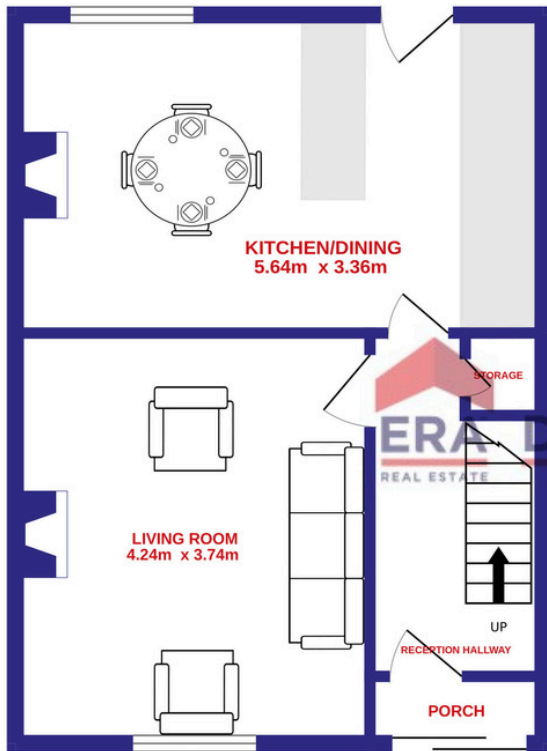


The front of the property is fully enclosed with brick built walls. The property offers off street parking for one car, a garden area which is laid to lawn, and stunning mature shrubs and plants throughout. A secure side gate allows access to the rear.

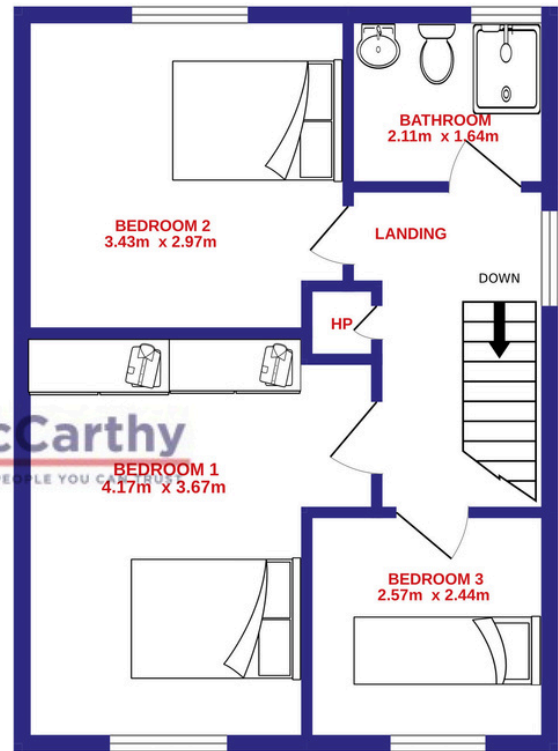
The rear of the property benefits from a sunny west facing aspect, ensuring sunlight from early afternoon to late evening. Located off the kitchen/dining area is a patio area, ideal for outdoor entertaining, and steps from here lead to a level garden which is laid to lawn with a scattering of mature shrubs and plants throughout. There is a block built shed located towards the rear.

## | FLOOR PLAN

GROUND FLOOR



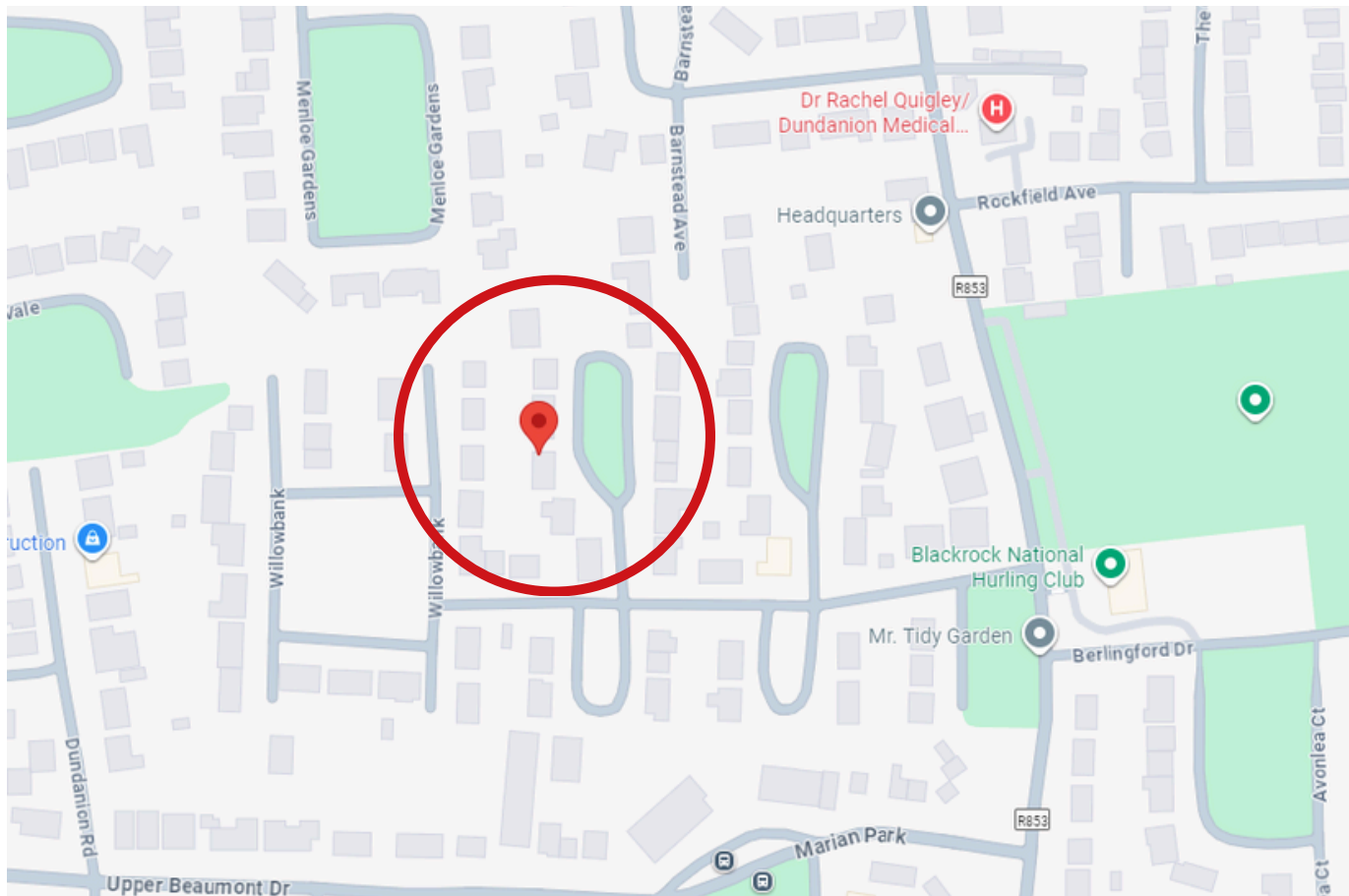
1ST FLOOR





## | DIRECTIONS

Please see Eircode T12 X8N7 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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