

2 Temple Lawn, Blackrock, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers is pleased to offer to the market this recently renovated, modern, two bedroom ground floor apartment situated in a sought after location off the Blackrock Road, Cork. This beautifully presented property has been finished to the highest of standards, and includes a host of attractive fixtures and finishes throughout. 2 Temple Lawn also benefits from its ideal location within walking distance of schools, shops, bars, restaurants, recreational amenities, and Cork city centre itself.

Accommodation consists of reception hallway, living/dining room, kitchen, two spacious bedrooms, and one bathroom.

AMV: €375,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Beautifully presented and recently renovated two bedroom ground floor apartment
- Approx. 78.69 Sq. M. / 847.9 Sq. Ft.
- Built in 1960
- BER C2
- Gas fired central heating
- Double glazed PVC windows
- Two spacious bedrooms
- Modern fitted kitchen
- Sought after location on the Blackrock Road
- Off street parking
- Within walking distance of schools, shops, bars, restaurants and Cork city centre
- 5 minutes' drive from the popular Marina Promenade and Atlantic Pond

| RECEPTION HALLWAY

2.73m x 5.76m (8'9" x 18'8")

A timber door with frosted glass panelling allows access to the bright and welcoming reception hallway. Upon entrance, there is attractive tile flooring, and a step leading up to the main hallway. The area has carpet flooring, attractive décor and colour palette, two feature light pieces, one radiator, built-in storage space for the washer and dryer, built-in shelving, and two power points.



| LIVING/DINING ROOM

5.73m x 4.21m (18'7" x 13'8")

This spacious living/dining room is attractively presented throughout. The room has high quality carpet flooring, a feature fireplace, two feature centre light pieces, modern colour palette, two radiators, and ten power points. Large glass sliding doors to the rear of the property allow extensive natural light to flood the area, and leads you to the patio area and communal garden.



| KITCHEN

2.02m x 4.68m (6'6" x 15'3")

Access to the kitchen is gained via a feature archway from the reception hallway. The kitchen features modern fitted units at eye and floor level in an L-shape with extensive hardwood worktop counter and impressive tile splashback. The kitchen includes an integrated Beko oven, De Dietrich gas hob, extractor fan, Blanco sink and drainer unit, Samsung American style fridge freezer, storage space, and ample power points. The room has one large window to the front of the property, attractive tile flooring, two feature light pieces, and one radiator.



| BEDROOM 1

4.15m x 3.52m (13'6" x 11'5")

This spacious double bedroom has carpet flooring, neutral décor, attractive colour palette, one feature centre light piece, one radiator, eight power points, wardrobe unit for storage, and one window with curtains and curtain rail overlook the rear of the property.



| **BEDROOM 2**

4.1m x 3.15m (13'4" x 10'3")

This bedroom has one window with curtains and curtain rail to the rear of the property overlooking the garden, carpet flooring, one radiator, and six power points.



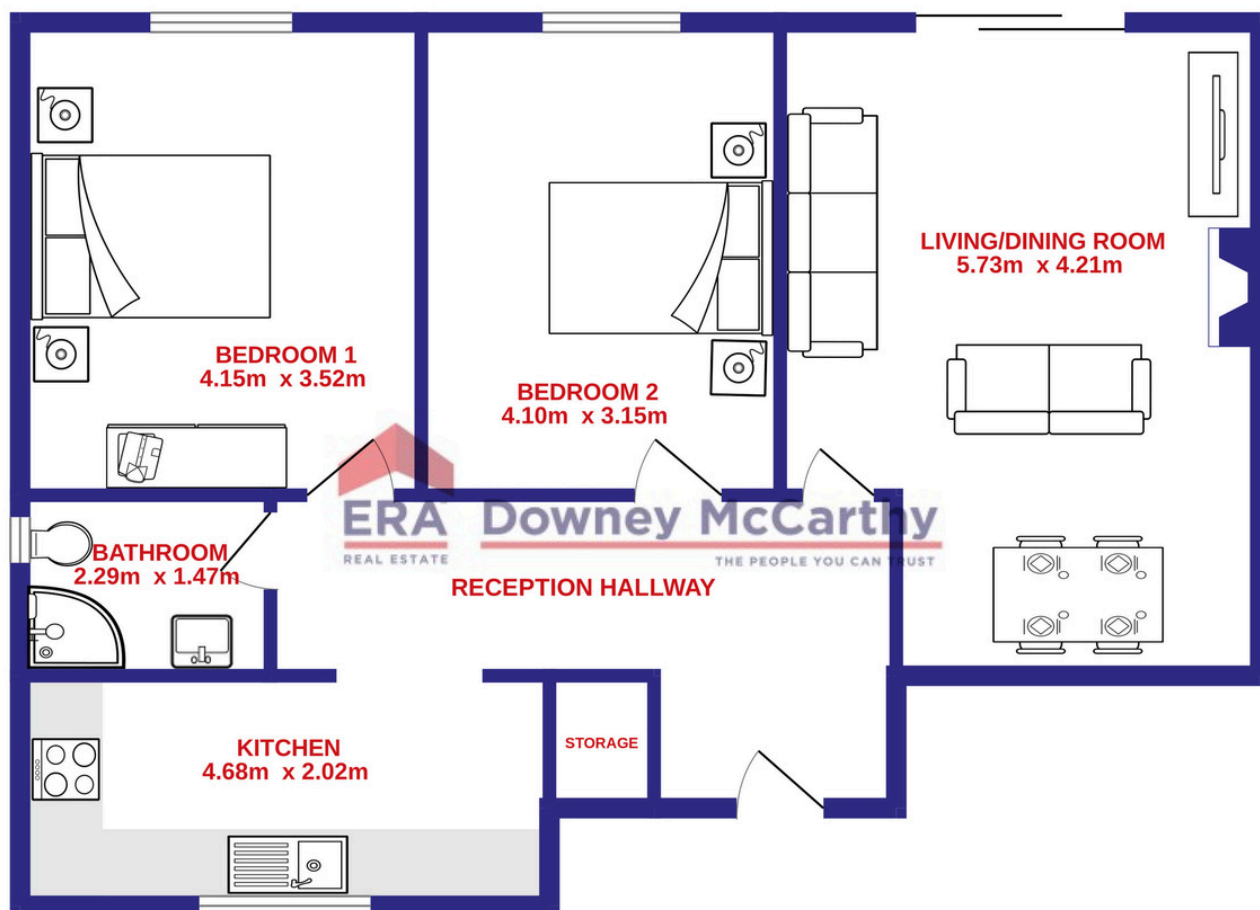
| **BATHROOM**

1.47m x 2.29m (4'8" x 7'5")

The beautifully appointed bathroom features a three piece suite including a shower cubicle incorporating a power shower. The room features impressive modern tiling throughout, one frosted window to the side of the property, one radiator, one extractor fan, one centre light piece, two wall-mounted light pieces, built-in vanity, and one radiator.



| FLOOR PLAN



| GARDENS AND EXTERIOR

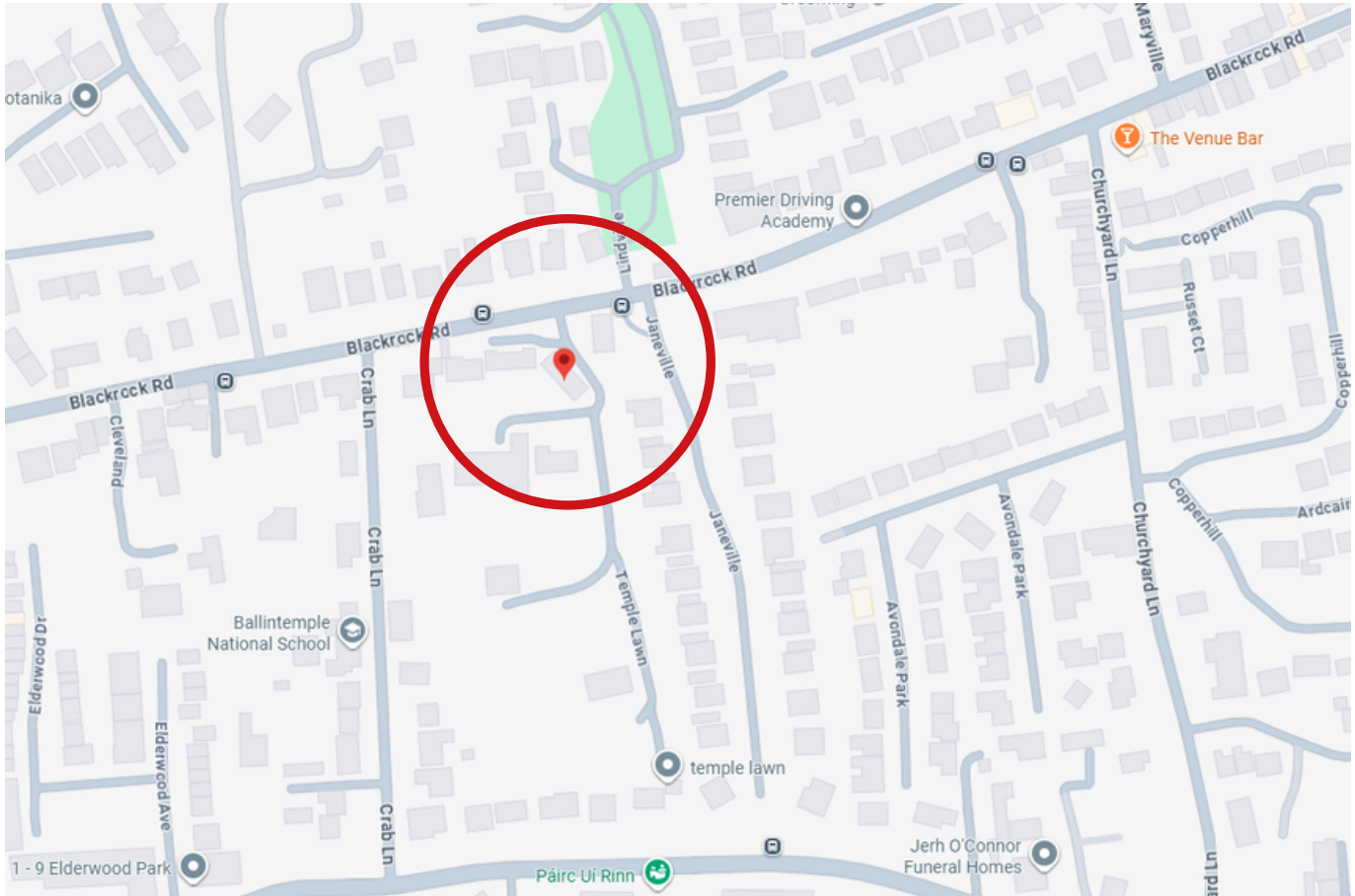


The front of the property offers private parking. A concrete path allows access to the front door.

The rear of the property features a patio area with raised flower beds, and access to the mature communal gardens.

| DIRECTIONS

Please see Eircode T12 NY13 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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