

## 53 Blackrock Grove, Eden, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present this beautifully maintained two bedroom duplex apartment to the market, located in the highly regarded Eden development in Blackrock, Cork. This superb property is ideally positioned close to a wide range of local amenities and is presented in exceptional turnkey condition. Boasting a sunny west facing aspect, the apartment offers bright, comfortable living and is sure to appeal to first time buyers, downsizers, or investors seeking a strong rental opportunity.

The accommodation is thoughtfully laid out over two floors and consists of a reception hallway, two spacious bedrooms, and a modern family bathroom on ground floor while at first floor there is a superb dual aspect open plan kitchen, dining, and living area, filled with natural light and ideal for both relaxing and entertaining together with a clever storage room.

Combining stylish presentation with a prime location, this property represents an excellent opportunity to acquire a home in one of Blackrock's most sought after developments.

**AMV: €295,000**

**BER B2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 67 Sq. M. / 721 Sq. Ft.
- Built in 2007
- BER B2 - Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Superb west facing balcony
- Magnificent open plan kitchen/dining/living area
- Attractive décor
- New refurbished bathroom
- Allocated parking space
- Sought after residential area close to all amenities including Blackrock Village, The Blackrock Railway & The Marina Greenways
- 3km from Cork city centre
- Served by 202, 212, 215 and 219 bus routes
- Ideal first time buy/investment opportunity

## | RECEPTION HALLWAY

4.34m x 1.27m (14'2" x 4'1")

A teak door with glass centre panelling allows access to the main reception hallway. A beautifully presented hallway features attractive neutral décor with high quality semi-solid oak timber flooring. The area has a large radiator, one telephone point, one centre light piece, under stair storage, and a former hot press which is now converted for convenient bike storage.



## | **BEDROOM 1**

4.01m x 2.9m (13'1" x 9'5")

Located on the ground floor, this spacious double bedroom has one window to the rear of the property, including a roller blind. The room has high quality décor with magnificent semi-solid oak timber flooring. There is wall-mounted shelving, one centre light piece, one radiator, four power points, and space for free standing storage units.



## | **BEDROOM 2**

2.21m x 2.91m (7'2" x 9'5")

A generous sized single bedroom has one window to the front of the property, including a roller blind. The room has charming children's décor, semi-solid oak timber flooring, wall-mounted shelving, one centre light piece, one radiator, and four power points.



## | **BATHROOM**

1.83m x 2.24m (6'0" x 7'3")

A superb recently refurbished family bathroom features a four piece suite and offers impressive floor and wall tiling throughout. There is integrated storage, a heated towel rail finished in black with matching shower screen and taps, one window to the rear and one centre light piece.



## | STAIRS AND LANDING

1.8m x 2.01m (5'9" x 6'5")

The stairs are fitted with carpet flooring throughout. The landing area one window to the rear, one centre light piece, a thermostat control for the heating, one smoke alarm, and a door allowing access to the open plan kitchen/dining/living area.



## | OPEN PLAN KITCHEN/DINING/LIVING

6.33m x 4.27m (20'7" x 14'0")

A beautiful dual aspect open plan kitchen/dining/living room features high quality décor with superb oak timber flooring. The area is flooded with natural light and double glass doors allow off the living accommodation allows access to a fantastic west facing front balcony.



The kitchen features modern fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, a free standing dishwasher, washing machine, and a fridge freezer. The area has tile flooring, a tile splashback, one window to the rear, one centre light piece, seven power points, and the gas boiler is also housed here.



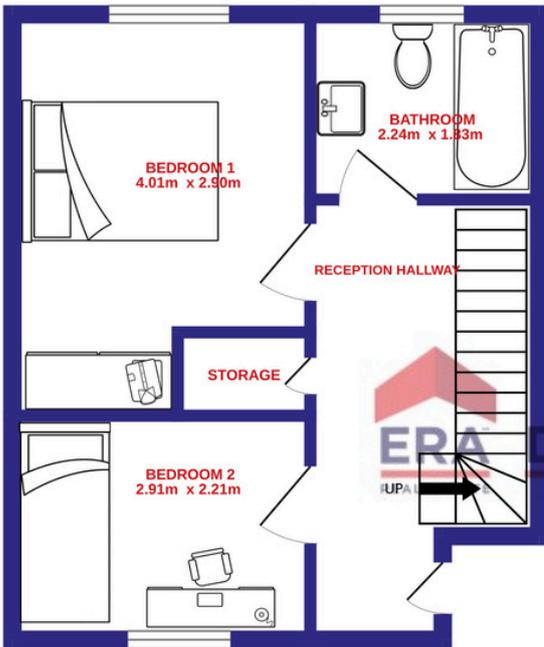
The living/dining area offers extensive living accommodation and has two radiators, one centre light piece, one feature light piece, eight power points, one television point, and a Stira staircase allows access to the attic. A door allows access to a walk-in storage area.

## | STORAGE AREA

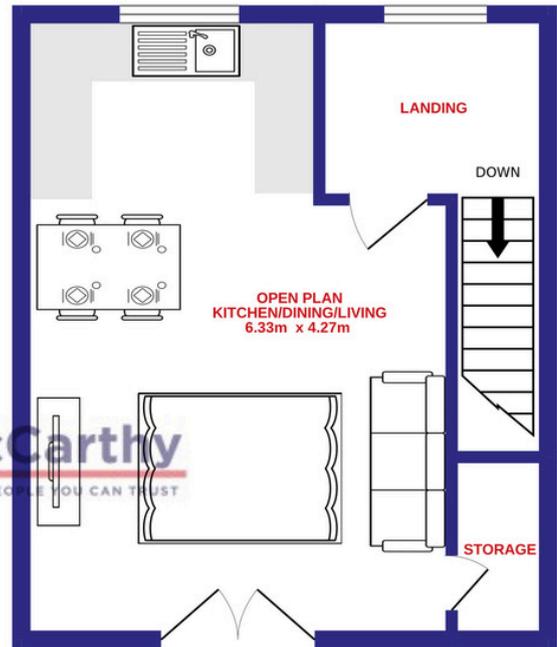
This extremely useful walk-in storage area features oak flooring, and one centre light piece.

## | FLOOR PLAN

GROUND FLOOR



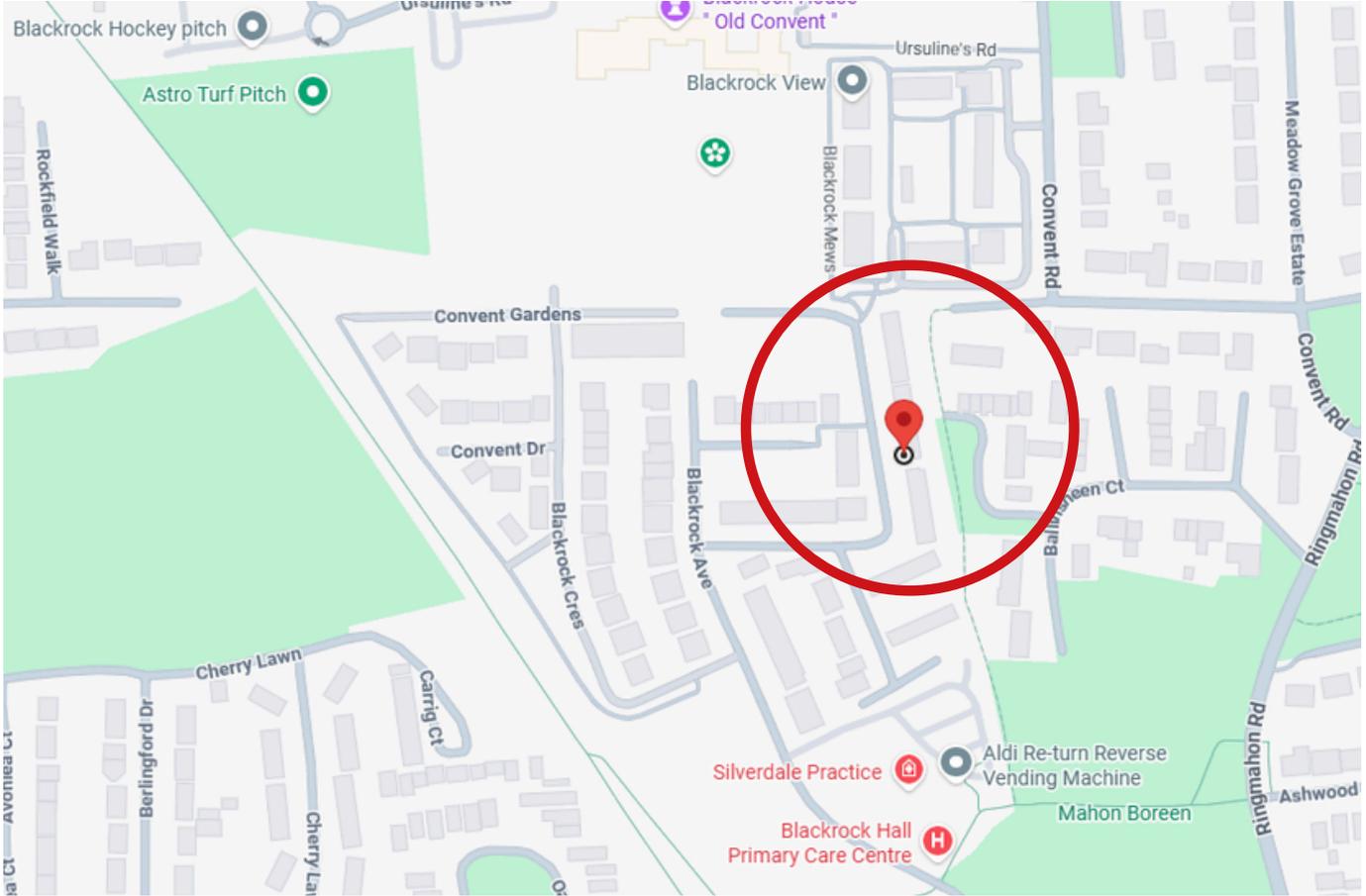
1ST FLOOR



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## | DIRECTIONS

Please see Eircode T12 H671 for directions.



## | ALL ENQUIRIES TO:

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