

30 Lindville, Blackrock, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is proud to present No. 30 Lindville to the market, an exclusive five bedroom, three storey, detached family home, ideally situated within this most prestigious and much sought after development in Blackrock. Extending to 2,200 sq.ft. approx., this truly magnificent home offers spacious living and bedroom accommodation, a south facing rear aspect, and tremendous views over the new Marina Park and Páirc Uí Chaoimh.

The property is within walking distance of Ballintemple village and all amenities thereof, including a convenience store, pharmacy, The Venue public house, Basil delicatessen and the local post office. Blackrock Village & Pier, the re-developed Marina Walk & Park, the new Atlantic Pond, the Marina Sunday Market, as well as local schools, and sporting facilities including Tennis, GAA and Rugby Clubs are all in close proximity. This property represents a rare opportunity to acquire a home in one of Cork's most desirable residential locations.

Accommodation consists of a reception hallway, drawing room, magnificent open plan kitchen/dining/living area, utility room and guest bathroom on the ground floor. On the first floor the property offers three spacious double bedrooms, and two of the bedrooms come with en suite bathrooms. The second floor offers another two large bedrooms plus the main family bathroom.

AMV: €1,350,000

BER B2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 204.15 Sq. M / 2,197 Sq. Ft.
- Built in 2005
- BER B2 - high energy efficiency
- Beautifully decorated and very well presented
- Five spacious double bedrooms
- Magnificent open plan kitchen/dining/living area
- South facing rear aspect
- Fantastic rear garden and extended workshop
- Air conditioning units in all rooms
- Most exclusive residential estate and much sought after location
- Private driveway provides off street parking
- Overlooking a green area to the front
- Ideally located in a quiet cul-de-sac
- A short walk to Páirc Uí Chaoimh, the new Marina Park and Walkway
- On the 202 and 212 bus routes

| RECEPTION HALLWAY

4.29m x 2.87m (14'0" x 9'4")

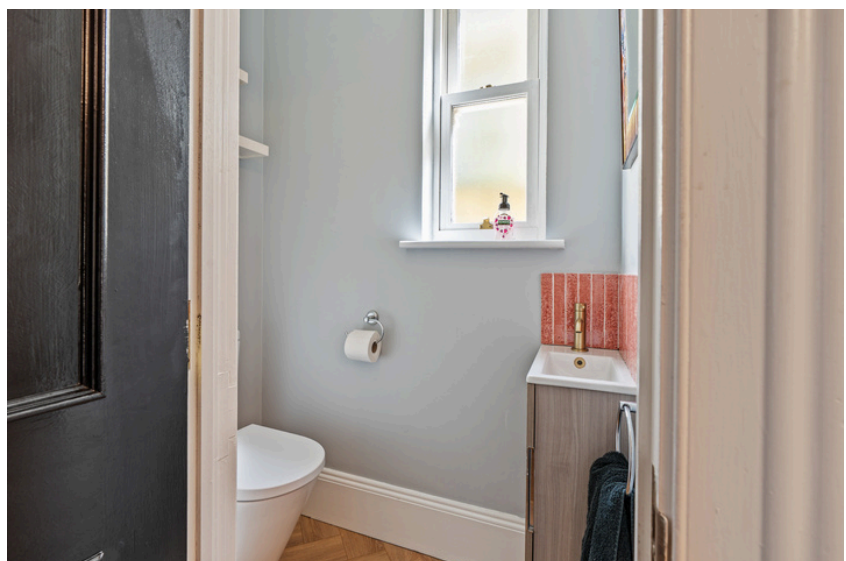
A composite door leads you through to the welcoming reception hallway. The hallway features high quality parquet flooring throughout, attractive neutral décor, one large radiator, and high quality solid doors allow access to all rooms.



| GUEST W.C

0.86m x 1.48m (2'8" x 4'8")

The guest w.c features a two piece suite, one frosted window overlooking the side of the property, quality parquet flooring, one centre light fitting, and neutral décor.



| DRAWING ROOM

6.24m x 4.28m (20'4" x 14'0")

This spectacular dual aspect room has a feature bay window to the front of the property, and two windows overlooking the side of the property, flooding the area with extensive natural light. The spacious drawing room has high quality wooden flooring, a feature fireplace with an open insert, one centre light fitting, attractive neutral décor, and one radiator. A cleverly installed pocket door allows easy access into the open plan kitchen/dining/living area.



| OPEN PLAN KITCHEN/DINING/LIVING ROOM

9.28m x 7.18m (30'4" x 23'5")

The heart of the home, this magnificent open plan kitchen/dining/living area is especially bright and spacious, with windows to both sides as well as encompassing the south facing rear garden.

The kitchen area has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes space for a double oven, integrated air fryer oven, integrated fridge freezer, oven/hob/extractor fan, stainless steel sink, and a feature island unit which is ideal for storage.

The dining area has extensive dining space, one wall-mounted radiator, high quality wooden flooring and steps lead you down to the superb sunken lounge. The lounge has an abundance of natural light with wraparound windows, and double doors allowing access out to the rear garden. There's plenty of space for a suite of furniture, attractive neutral décor, one radiator, one centre light fitting, and a feature gas fire adds to the cosy feel of this room.



| UTILITY ROOM

1.66m x 1.9m (5'4" x 6'2")

Space for a washing machine and a dryer plus the gas boiler is housed here. A door leads out to the side of the house.

| FIRST FLOOR STAIRS AND LANDING

3.2m x 3.28m (10'4" x 10'7")

The stairs and landing both have luxury carpet flooring fitted. There's a hot press area shelved for storage, one centre light fitting and solid doors lead to the three bedrooms on this floor.



| BEDROOM 1

3.35m x 5.38m (10'9" x 17'6")

The superb master bedroom has two windows overlooking rear garden, most impressive Sliderope units for storage, two light fittings placed above the bed, attractive neutral décor, one radiator, air conditioning unit and carpet flooring. A door allows access into the master bedroom en suite bathroom.



| EN SUITE 1

3.31m x 1.74m (10'8" x 5'7")

This en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, neutral décor with attractive gold detailing, one frosted window, fully tiled walls and floors, centre light fitting and a heated towel rail.



| BEDROOM 2

4.12m x 3.99m (13'5" x 13'0")

This spacious dual aspect double bedroom has two windows overlooking the front of the property, and one window to the side, allowing in extensive natural light. The room features a built-in wardrobe unit for storage, centre light fitting, two light fittings placed above the bed, radiator, air conditioning unit and carpet flooring. A door allowing access to the second en suite bathroom.



| EN SUITE 2

1.34m x 3.06m (4'3" x 10'0")

This en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, one frosted window, fully tiled walls and floors, attractive neutral décor, one centre light fitting, and one radiator.



| **BEDROOM 3/HOME OFFICE**

2.52m x 3.28m (8'2" x 10'7")

This double bedroom has attractive neutral décor, one window overlooking the front of the property, air conditioning unit, centre light fitting, radiator and carpet flooring.



| **SECOND FLOOR STAIRS AND LANDING**

3.17m x 3.56m (10'4" x 11'6")

The second floor landing has high quality carpet flooring, one window overlooking the side of the property, attractive neutral décor, centre light fitting and a radiator.



| **BEDROOM 4**

3.37m x 4.89m (11'0" x 16'0")

This very spacious double bedroom has two feature arched windows overlooking the rear garden, carpet flooring, attractive neutral décor, radiator, centre light fitting, and air conditioning unit.



| BEDROOM 5

3.48m x 4.29m (11'4" x 14'0")

This spacious double bedroom has two feature arched windows to the front of the property, offering panoramic views of the new Marina Park and Páirc Uí Chaoimh. The room has carpet flooring, attractive neutral décor, radiator, centre light fitting, and air conditioning unit.



| MAIN BATHROOM

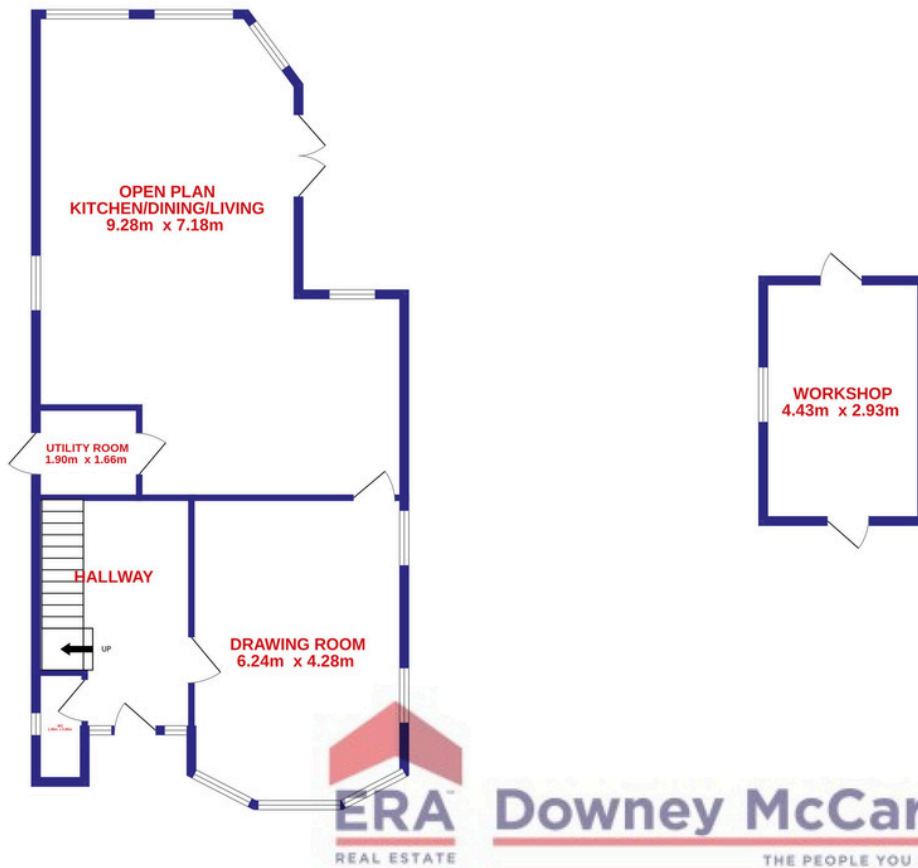
3.17m x 3.56m (10'44" x 11'6")

The main family bathroom features a four piece suite including his and hers sinks, and a mains operated shower fitted over the bath. The room has attractive neutral décor, one frosted arched window overlooking the side of the property, centre light fitting, wall-mounted light fitting, and an access hatch into the eaves of the attic.

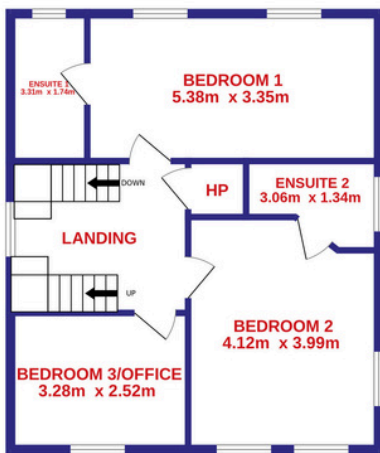


FLOOR PLAN

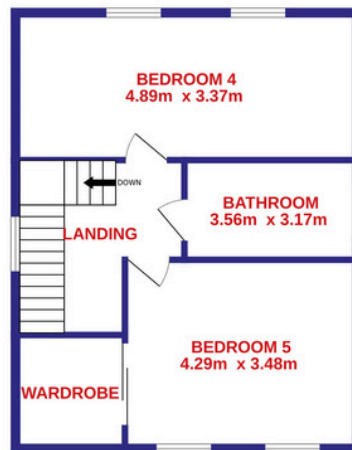
GROUND FLOOR



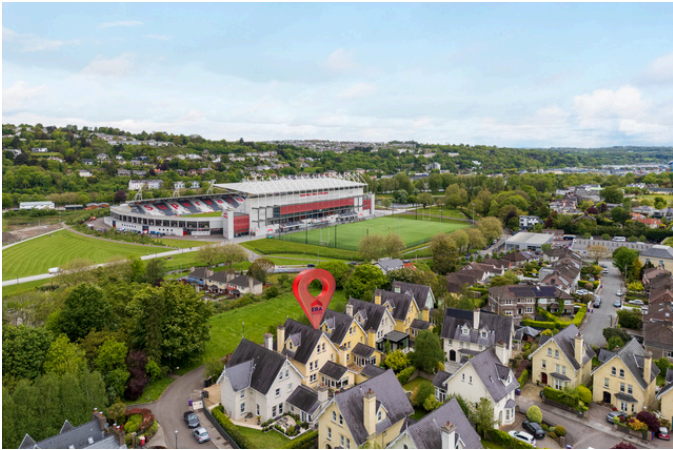
1ST FLOOR



2ND FLOOR



| GARDENS AND EXTERIOR

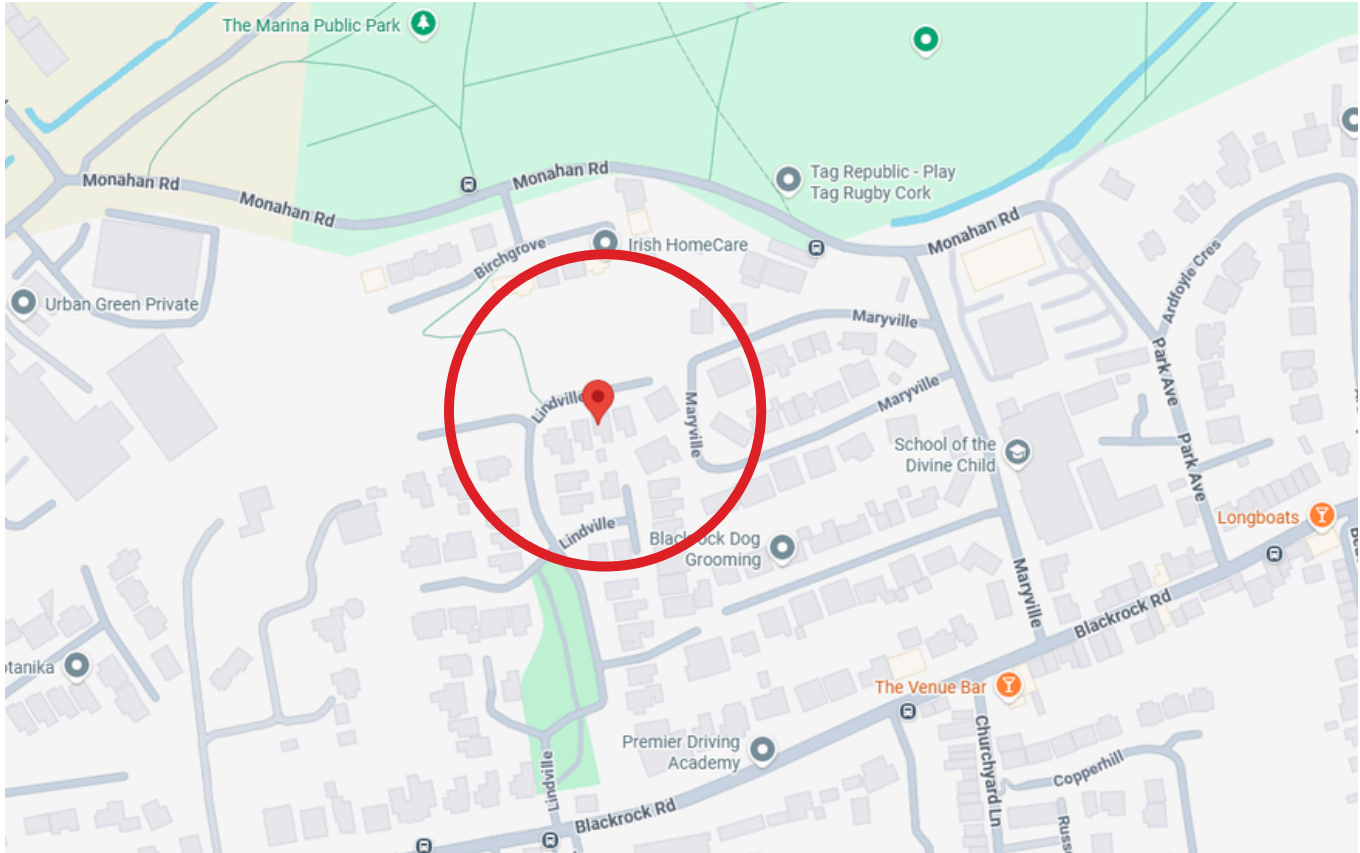


The front of the property has a superb cobble lock driveway that can accommodate off street parking for two vehicles. Mature shrubs and plants to either side of the driveway, which have been immaculately maintained.

The rear of the property boasts a sunny south facing aspect and it is fully enclosed with block built walls to all sides. There is a superb patio area ideal for outdoor entertaining, and mature shrubs and plants abound. There is also a large block built workshop, which is insulated and fully equipped as an outdoor utility space. This workshop features solid fitted units, tile flooring, one centre light fitting, and a door allows access to a covered storage area at the rear, ideal for bikes, bin storage etc.

| DIRECTIONS

Please see Eircode T12 NXR9 for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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