



# Downey McCarthy

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## 16 Blackrock Mews, Eden, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this two bedroom ground floor apartment in the much acclaimed development of Eden, Blackrock, Cork. Situated close to all amenities in a south after location, this property is sure to appeal to a host of buyers within the market, be it first time buyers or investors.

Accommodation consists of reception hallway, open plan kitchen/dining/living area, two spacious bedrooms, an en suite bathroom, utility room, and the main family bathroom.

**AMV: €315,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 70 Sq. M. / 753 Sq. Ft.
- Built in 2006
- BER B3- Qualifying the property for Green Mortgage Interest Rates
- Superb open plan kitchen/dining/living area
- Enclosed rear patio and garden
- Sought after residential area close to all amenities including Blackrock Village, Blackrock Railway Greenway & Marina
- 3km from Cork city centre
- Served by 202 and 215 bus routes
- Ideal first time buy/investment opportunity

## | RECEPTION HALLWAY

6.29m x 1.13m (20'6" x 3'7")

A timber door with glass centre panelling allows access to the main reception hallway. The hallway features attractive décor, high quality laminate timber flooring, two light pieces, one large radiator, two power points, one telephone point, a walk-in hot press area, and access to a separate utility space.



## | UTILITY

1.14m x 1.7m (3'7" x 5'5")

This utility space has plumbing for a washing machine, space for a dryer, one centre light piece, and the gas boiler is also located within this area.



**| OPEN PLAN**  
**KITCHEN/DINING/LIVING**  
8.66 x 3.73m (28'4" x 12'2")

This is a superb dual aspect room offering southerly and westerly aspects. The area features high quality laminate timber flooring, two light pieces, mains operated smoke alarm, two large radiators, eight power points, one television point, one telephone point, and a door with glass panelling allows access to the rear patio area. An open arch from the room allows access to the kitchen.

The kitchen features modern high gloss cream fitted units in an L-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, dishwasher, and a stainless steel sink. The area has recessed spot lighting, a smoke alarm, a heat detector, one radiator, and eight power points.



**| BEDROOM 1**  
3.88m x 2.68m (12'7" x 8'7")

A large double bedroom has one window to the rear of the property, including a Venetian blind. The room has laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator, six power points, one television point, and one telephone point. A door from the room allows access to the en suite bathroom.



## | EN SUITE

1.59m x 1.68m (5'2" x 5'5")

The en suite features a three piece suite including a shower area incorporating a mains operated shower. There is one centre light piece, one wall-mounted light piece, and a heated towel rail.



## | BEDROOM 2

3.71m x 2.67m (12'1" x 8'7")

A spacious double bedroom has a large feature corner window to the front of the property, offering a dual aspect, and includes a Venetian blind. The room has built-in storage from floor to ceiling, laminate timber flooring, one large radiator, six power points, and one television point.



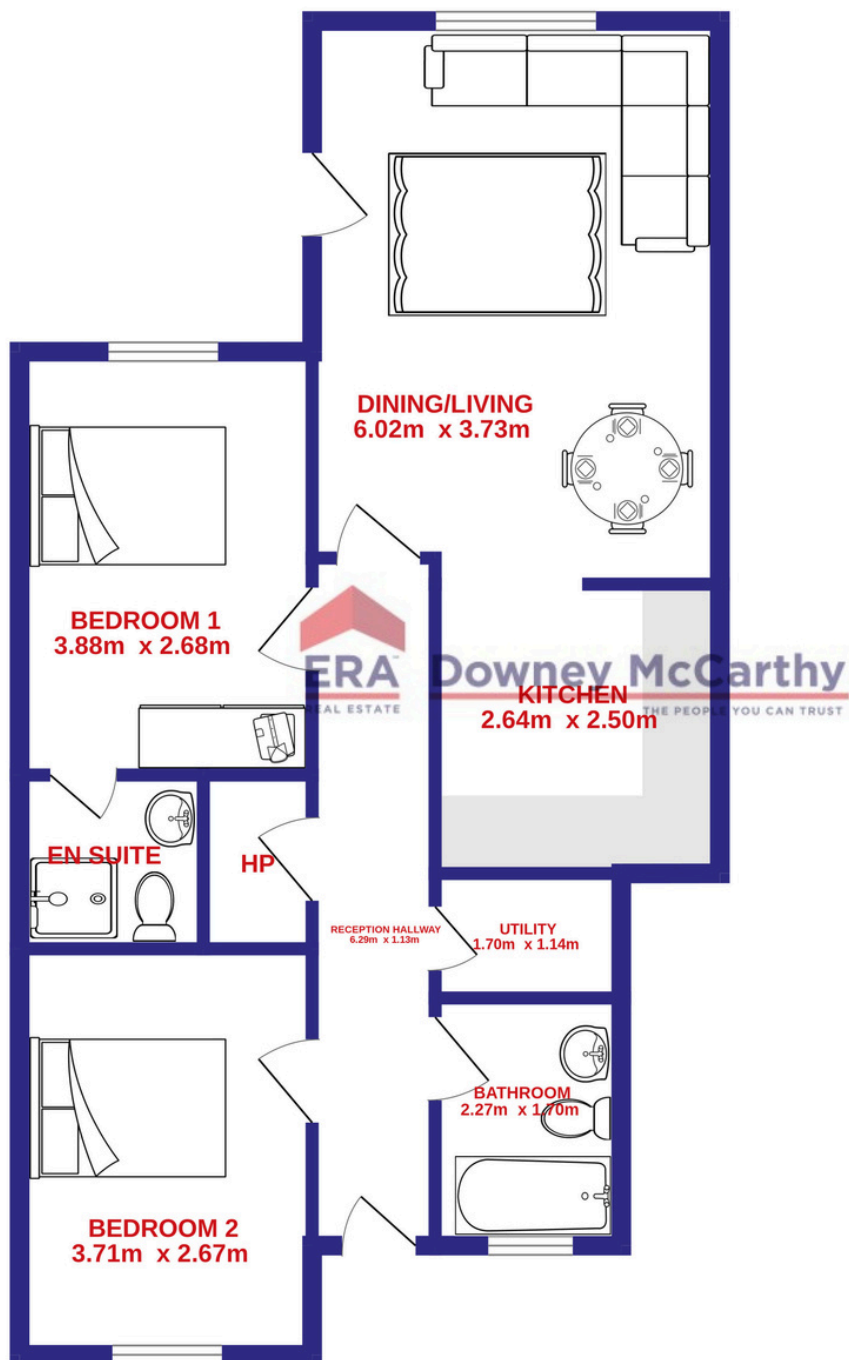
## | BATHROOM

2.27m x 1.7m (7'4" x 5'5")

The family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, one window to the front of the property, recessed spot lighting, one extractor fan, a stainless steel heated towel rail, and one wall-mounted light piece.



## | FLOOR PLAN



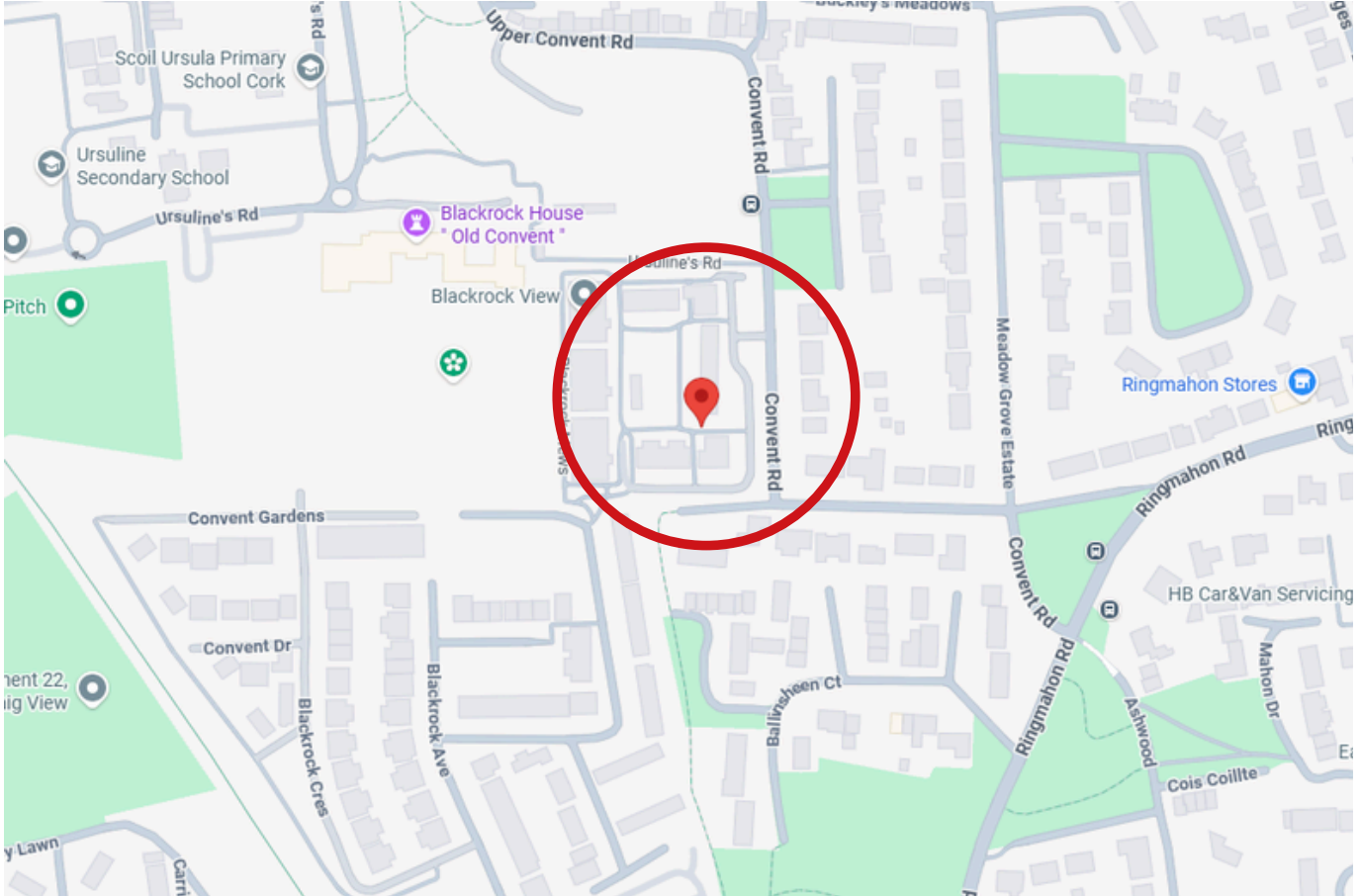
## | GARDENS AND EXTERIOR



The rear of the property features an enclosed yard, offering a west facing aspect. There is a small garden which is laid to lawn and a patio area. A gate allows access to the communal landscaped green area within the complex.

## | DIRECTIONS

Please see Eircode T12 DA59 for directions.



## | ALL ENQUIRIES TO:

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