

17 Great William O'Brien Street, Blackpool, Cork



ERA Downey McCarthy are very pleased to present to the market this unique and very distinctive three bedroom townhouse located on Great William O'Brien Street in Blackpool, Cork. The property has a lot to offer prospective purchasers with its ideal location in a mature residential area in close proximity to Cork city centre, a 15 minute walk, and all essential and recreational amenities. Blackpool Shopping Centre and Retail Park are only a 5 minute walk away, while Apple HQ is within a 10 minute drive.

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

AMV: €295,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 92 Sq. M. / 990 Sq. Ft.
- Built in 1860 approx.
- BER C
- Double glazed PVC windows
- Three bedrooms upstairs
- Maintenance free rear yard
- Super shed, ideal for use as a studio/home office/gym
- Superb location within easy walking distance to Cork city centre - Only 1.5km
- Easy access to N20 road network
- On street parking with resident's permit
- On the 203, 207A and 215 bus routes

| OPEN PLAN LIVING/DINING

5.02m x 6.63m (16'4" x 21'7")

A solid wood door with centre glass panelling allows access from the main footpath outside. Two steps lead down to a very spacious and old world style open plan living/dining room. The area has a feature fireplace with stone detail and open insert fitted with a solid fuel burning stove, plenty of space for a suite of furniture, centre light fitting, one window overlooking the front of the property and wooden flooring.

The dining area has space for a table and chairs, a large radiator, centre light fitting, a wall-mounted light piece, and access to the electrical board. Open arches allow access into the kitchen and office.



| KITCHEN

2.73m x 3.9m (8'9" x 12'7")

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter, impressive feature brick wall, a frosted window overlooking the rear of the property, integrated oven/hob/extractor fan, plumbing for a washing machine, access to the gas boiler, and tile flooring. A door allows access to the rear yard and garden.



| OFFICE

3.34m x 2.22m (10'9" x 7'2")

The office has continuation of the timber flooring, one centre light piece, a sliding door leading out to the rear garden, one radiator, and neutral décor.



| STAIRS AND LANDING

2.19m x 1.97m (7'1" x 6'4")

The stairs are fitted with carpet flooring. At the top of the landing there is timber flooring, an access hatch to the attic and solid doors leading to all rooms.



BEDROOM 1

2.69m x 3.6m (8'8" x 11'8")

A spacious double bedroom has attractive neutral décor with two windows overlooking the front of the property, one radiator, one centre light fitting and wooden flooring.



BEDROOM 2

2.71m x 2.99m (8'8" x 9'8")

Another spacious double bedroom that has neutral décor, a window overlooking the front of the property, radiator, centre light fitting and wooden flooring.



BEDROOM 3

2.16m x 2.89m (7'0" x 9'4")

This bedroom has one window overlooking the rear of the property, a radiator, centre light fitting and wooden flooring.



MAIN BATHROOM

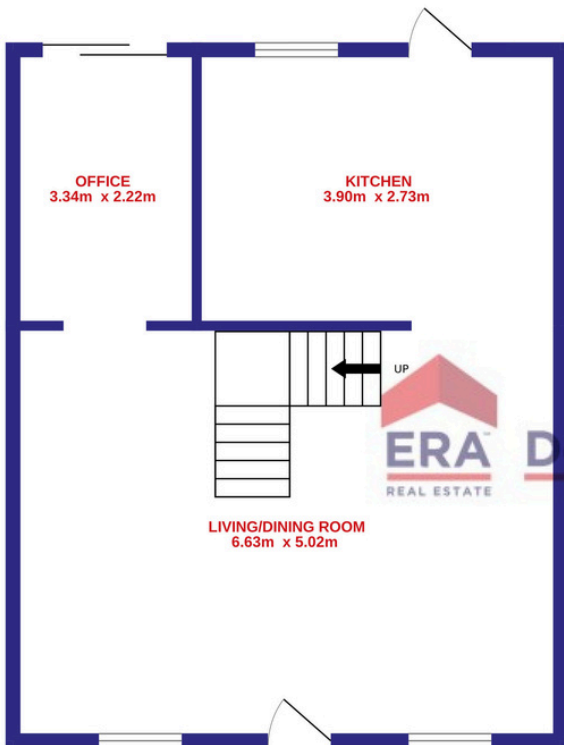
2.14m x 2.22m (7'0" x 7'2")

The main bathroom features a three piece suite including a built-in shower cube incorporating a Triton T80 SI electric shower. The bathroom has fully tiled walls, a frosted window overlooking the rear of the property and vinyl flooring.

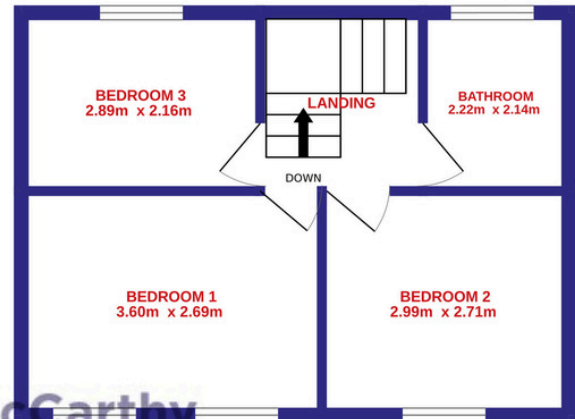


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

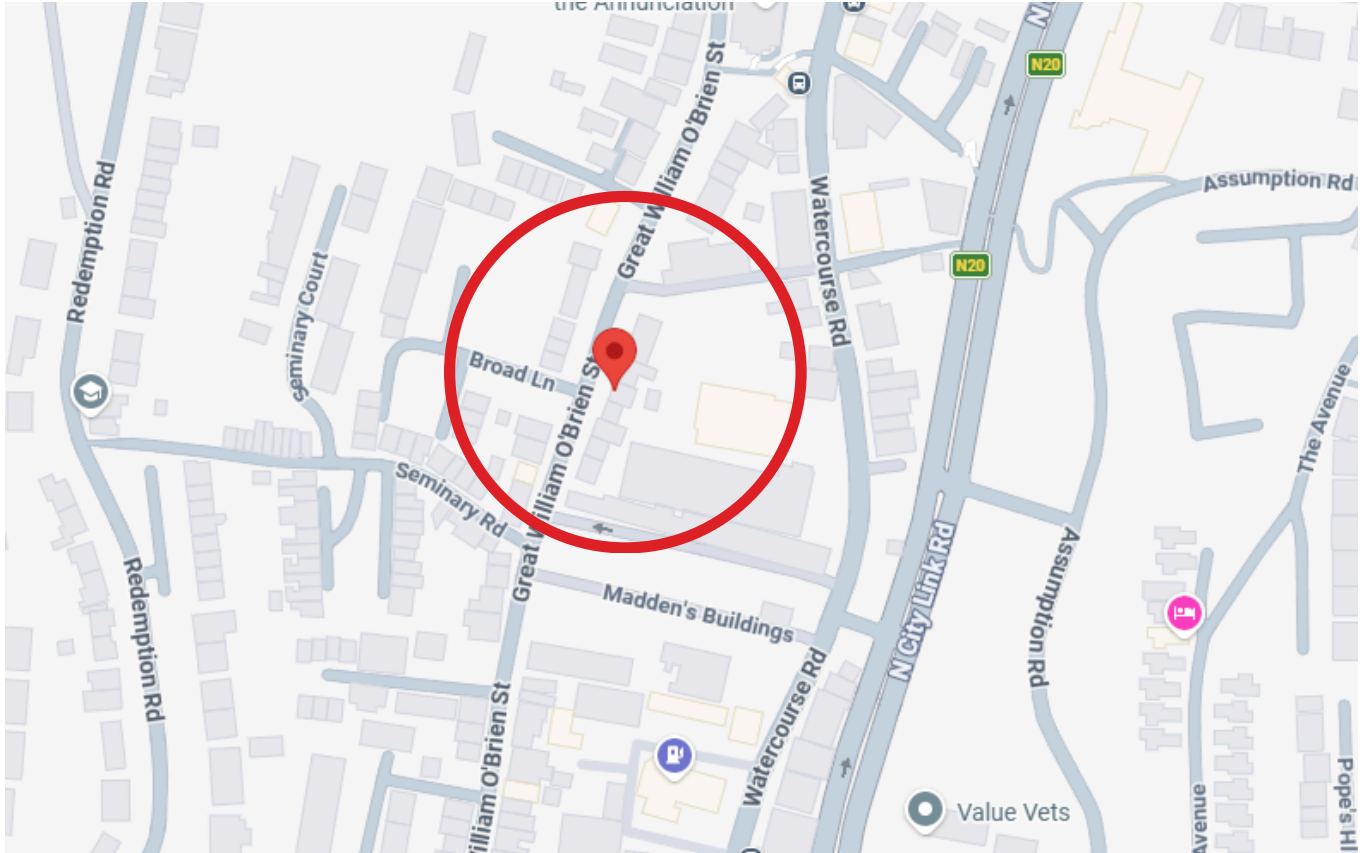


The front of the property faces on to Great William O'Brien Street.

The rear of the property is maintenance free and fully enclosed with block built walls on all sides. There is a patio area and an artificial lawn area. There is also a very useful block built shed with electricity, a stove insert, centre light fitting and wooden flooring. This could easily be a studio or a home office or even a gym as there is ample space for a desk or a sofa bed etc.

| DIRECTIONS

Please see Eircode T23 Y9F5 for directions.



| ALL ENQUIRIES TO:



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