

1 Whitethorn Drive, Station Road, Blarney, Cork



Michael Downey of ERA Downey McCarthy is very pleased to offer to the market this very spacious three bedroom semi-detached property situated in the ever popular location of Station Road in Blarney, Cork. The property is within walking distance of all local amenities in Blarney village including shops, schools, bars and restaurants as well as public transport.

Accommodation consists of reception hallway, living room, versatile home office/family room, kitchen/dining area, shower room, and adjoined garage on the ground floor. Upstairs the property offers three spacious double bedrooms and the main family bathroom.

AMV: €350,000



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PSRA No. 002584

| FEATURES

- Approx. 114.48 Sq. M. / 1,232 Sq. Ft.
- Built in the 1970's approx.
- BER D
- Natural gas heating
- Three spacious double bedrooms upstairs
- Adjoined garage has potential
- Enclosed and private rear garden
- Close to Blarney village and all local amenities
- 20 minute drive to Cork city centre
- 10 minute drive from Blackpool shopping centre
- Easy access to the N20 road network

| RECEPTION HALLWAY

5.61m x 1.83m (18'4" x 6'0")

A door to the side allows access into the reception hallway. The hallway has one window overlooking the front of the property, one centre light fitting, one radiator, and wooden flooring, a door allows access into the living room.



| LIVING ROOM

3.9m x 4.22m (12'7" x 13'8")

The living room has one large window overlooking the front of the property, allowing in extensive natural light. The room has a feature fireplace with an open insert, one centre light fitting, plenty of space for a suite of furniture, one radiator and wooden flooring . A door from here allows access into a versatile office/family room.



| KITCHEN/DINING ROOM

3.37m x 5.61m (11'0" x 18'4")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter. The kitchen includes a stainless steel sink, space for an oven/hob/extractor fan, space for a dishwasher, and space for a fridge freezer. The area has two light fittings, carpet flooring, plenty space for a dining table, one window overlooking the rear garden, and a sliding door allows access to same. A separate door from the kitchen area allows access into the shower room and adjoined garage.



| FAMILY ROOM/HOME OFFICE

3.1m x 3.5m (10'1" x 11'4")

This versatile room could serve a multitude of uses. It could be a playroom or a downstairs bedroom if required. The area has a window overlooking the rear of the property, one radiator, one centre light fitting, and carpet flooring. A door allows access to the kitchen/dining space.



| **SHOWER ROOM**

1.52m x 1.5m (4'9" x 4'9")

The shower room features has a three piece suite including a built-in shower cubicle, fully tiled walls and floors, one centre light fitting, and one extractor fan.



| **GARAGE**

5.14m x 2.43m (16'8" x 7'9")

The garage is an ideal storage and utility space. There is one radiator, space for a washing machine and dryer, and the electrical board is housed here also.



| **STAIRS AND LANDING**

2.59m x 1.85m (8'4" x 6'0")

The stairs and landing have carpet flooring throughout. The landing has one window overlooking the side of the property, one centre light fitting, and access to the hot press.



BEDROOM 1

4.32m x 3.58m (14'1" x 11'7")

This spacious double bedroom has one window overlooking the front of the property, built-in wardrobe units for storage, one radiator and carpet flooring.



BEDROOM 2

3.06m x 3.71m (10'0" x 12'1")

Another double bedroom has one window overlooking the rear of the property, built-in wardrobe units for storage, one radiator and carpet flooring.



BEDROOM 3

2.87m x 2.53m (9'4" x 8'3")

This double bedroom has one window overlooking the front, space for wardrobe units, one radiator and carpet flooring.



MAIN BATHROOM

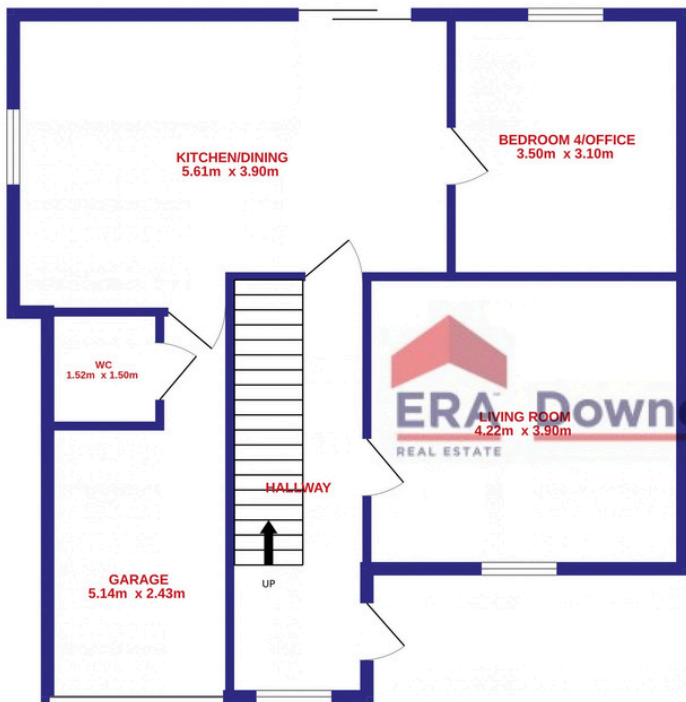
1.85m x 2.35m (6'0" x 7'7")

The main bathroom features a three piece suite, one frosted window overlooking the rear of the property, fully tiled walls and floors, one centre light fitting, and an access hatch to the attic.

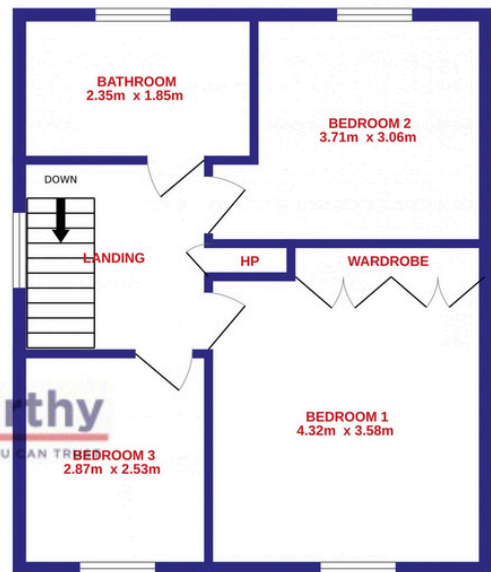


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

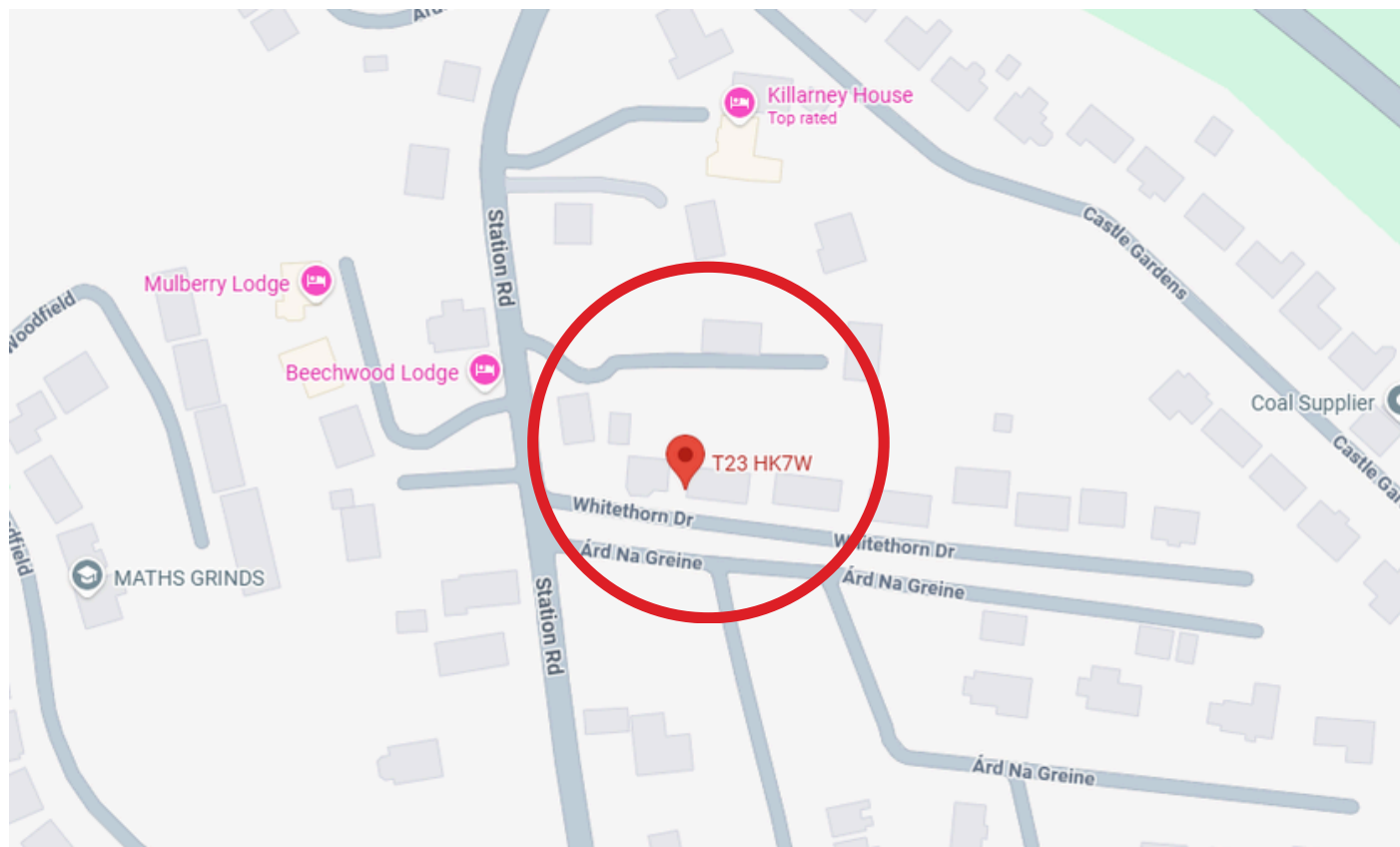


The front of the property is fully enclosed with block built walls to all sides. A tarmac driveway accommodates off street parking for one vehicle, and there is a garden area which is laid to lawn. There is an up and over door allowing access to the adjoined garage.

The rear of the property boasts a large spacious and private garden which is fully enclosed on all sides with block built walls and mature hedging. The garden area is laid to lawn, and there is a Barna shed included as part of the sale which is ideal for storage.

| DIRECTIONS

Please see Eircode T23 HK7W for directions.



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