

## 85 Gate Lodge, Castle Road, Blackrock, Cork **BER C3**



Existing 4 bedroom property (1,146 sq.ft.) and adjoining site with FPP for 3 bedroom house (991 sq.ft.).

ERA Downey McCarthy are delighted to present for sale this superb 4 bedroom end of terrace residence situated in the popular Gate Lodge development in Blackrock. This property has the additional benefit of FPP for an adjoining 3 bed property to be built to the side of the existing property.



€395,000

PSRA Licence No. 002584

## Accommodation

- Entrance Hallway 5.5m x 1.8m  
The entrance hallway has carpet flooring, one centre light piece, one large radiator and one smoke alarm. There are power points, one phone point, one thermostat control for the heating and extensive under stairs storage and the guest w.c. is situated under the stairs.
  - Guest W.C  
The guest w.c. has a two piece suite, tiled splash back and laminate flooring.
  - Sitting Room 5.5m x 3.5m  
A spacious main sitting room with one large window to the front of the property, carpet flooring, one centre light piece, one radiator, ample power points, one tv point and shelving. The room also has a feature fireplace with an open fire and double doors from the room allow access to the kitchen/dining area.
  - Family Room 2.7m x 3.7m  
This bright spacious room has solid wooden floors and sliding glass doors allow access to the rear garden. There is one centre light piece, power points and the room flows seamlessly into the kitchen/dining area.
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- Kitchen/Dining Room 2.6m x 5.9m  
A fantastic open plan kitchen/dining area has fitted oak units at eye and floor level in an u-shape with extensive worktop counter space and tiled splash back. The room has tiled flooring, one window to the rear of the property and a sliding door to the rear garden. The kitchen offers a stainless steel sink, plumbing for a washing machine, space for a cooker and space for a fridge/freezer. There is one centre light piece, extensive dining area, one radiator and ample power points.



- Stairs & Landing 2.0m x 3.2m

The stairs and landing have been fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one smoke alarm and an access hatch the attic. Located off the landing is a large hot press area which is shelved for storage.

- Bedroom 1 3.2m x 3.9m

A spacious double bedroom has one window to the front of the property which over looks the green area. The window includes curtain rail and curtains. The room has timber flooring, neutral décor, one centre light piece, built in units, one radiator and power points.



- En-Suite

The en-suite bathroom features a three piece suite including a corner shower area. The room has impressive tiling on the floor and surrounding the shower area. There is one centre light piece, one window to the front of the property, one radiator and a tiled splash back.

- Bedroom 2 3.2m x 3.4m

A large double bedroom with one window to the rear of the property, neutral décor, one centre light piece, timber flooring, one radiator and power points.

- Bedroom 3 2.0m x 2.8m

A double room with one window to the rear of the property , timber flooring, one centre light piece, one radiator and power points.

- Bedroom 4                      2.4m x 2.7m                      A single room with one window to the front of the property, timber flooring, one centre light piece, one radiator and power points.
- Family Bathroom              3.6m x 1.0m                      The family bathroom features a three piece suite. There is a centre light piece, a frosted window to the side of the property, a shower head over the bath, tiled wall, one radiator, timber flooring and fitted shelving.



## Features

- Existing property 1,146 sq.ft. (106.5 sqm)
- Full Planning permission for an adjoining 3 bed property 991 sq.ft. (92.1 sqm)
- C3 Energy Rating
- Gas fired central heating
- PVC Double glazed windows
- Property in very good condition throughout
- Situated in a quiet cul-de-sac

## Directions

From the Blackrock Road continue onto Castle Road. After passing Blackrock castle continue straight until you see the sign for the Gate Lodge estate. Turn right into Gate Lodge and continue on straight, when the road splits take the right to where no.85 is situated with the ERA sign displayed.

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