

## 16 Blackrock Place, Eden, Blackrock, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly positioned, and highly energy efficient (B2 BER), two bedroom, second floor apartment in the much acclaimed development of Eden in Blackrock. Eden is an exclusive and sought after residential development which boasts contemporary designs and energy efficient homes throughout, and is located within close proximity to Blackrock Village, Mahon Point and Cork city centre.



**AMV: €275,000**

**BER B2**

**60 South Mall, Cork.**

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PSRA No. 002584

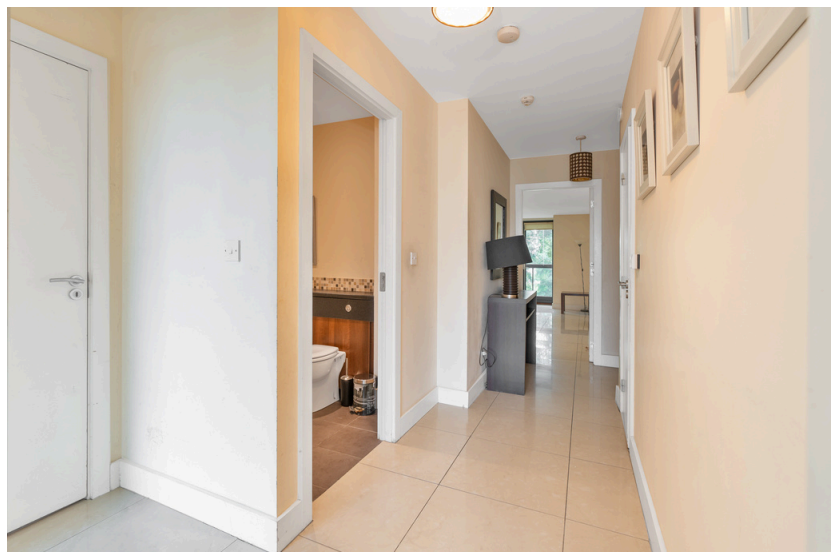
## | FEATURES

- Brilliant BER rating B2 – Qualifying the property for Green Mortgage Interest Rates
- Underground Car Space ref no. B16
- Approx. 80.59 Sq. M. / 867 Sq. Ft.
- Built in 2008
- Natural gas fired central heating
- New gas boiler fitted only 2 years ago
- Double glazed PVC windows
- Fully covered balcony area
- Sought after residential area close to all amenities
- Adjacent to Aldi/Blackrock Hall Medical Centre
- 5 minutes' walk to Blackrock fishing village and Pier
- 15 minutes' walk to Mahon Point Shopping Centre
- 5 km approx. from Cork city centre
- Served by 202 and 215 bus routes
- Ideal first time buy/investment opportunity
- Property has been rented for the last 8 years for €1,000 p/m - may be due a rent increase
- Management fees €1567.49 pa

## | RECEPTION HALLWAY

4.63m x 2.68m (15'1" x 8'7")

The reception hallway has tile flooring, one centre light fitting, a fuse board, one radiator and telecom for the main entrance.



## | OPEN PLAN KITCHEN/DINING/LIVING

8.51m x 3.83m (27'9" x 12'5")

The kitchen has solid fitted units at eye and floor level with worktop counter, a stainless steel sink, built-in fridge freezer, oven/hob/extractor fan and plenty of storage space. The kitchen features tile flooring, plenty of space for a dining table and two light fittings, recessed spot lighting and windows from floor to ceiling to the side and rear of the property. There is plenty of space for a suite of furniture in the living area plus we have one radiator, neutral décor and double doors leading out to the balcony.



## | BALCONY

The balcony is fully covered and is ideal for entertaining throughout the year.

## | UTILITY ROOM

1.03m x 1.48m (3'3" x 4'8")

Accessed from the reception hallway, the room has plumbing for a washing machine, tile flooring.

## | **BEDROOM 1**

4.8m x 2.74m (15'7" x 8'9")

This double bedroom has one large floor to ceiling window which overlooks the beautiful complex. The room has a built-in wardrobe, one radiator, one centre light fitting and a door allowing access into the en suite bathroom.



## | **EN SUITE**

2.16m x 1.47m (7'0" x 4'8")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton electric shower, floor and wall tiling, recessed spot light, a vanity unit and a heated towel rail.



## | **BEDROOM 2**

4.88m x 2.6m (16'0" x 8'5")

This bedroom has one large floor to ceiling window which overlooks the complex, carpet flooring, built-in wardrobe, one radiator and one centre light fitting.



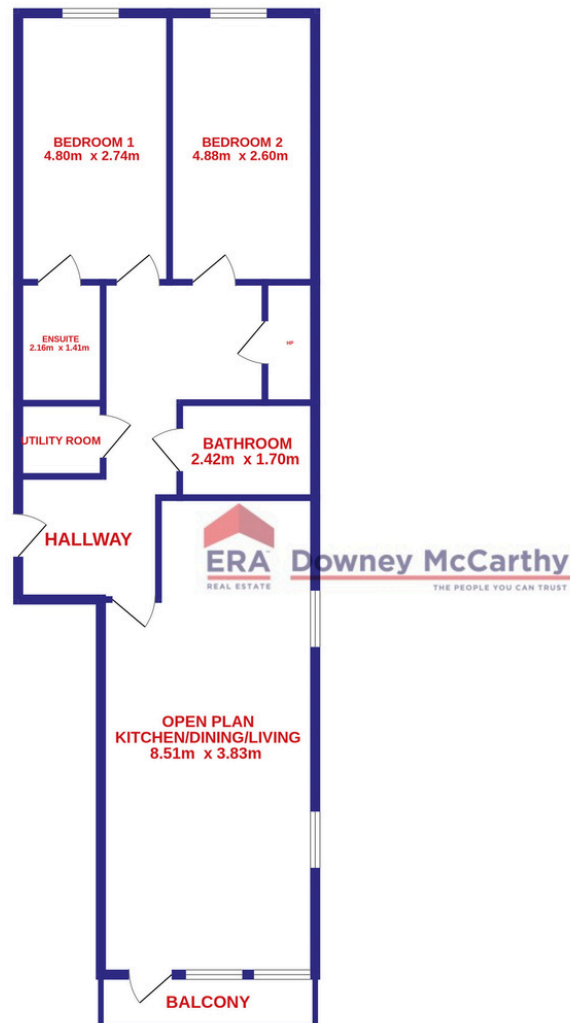
## | BATHROOM

2.38m x 1.7m (7'8" x 5'5")

The main bathroom features a three piece suite, floor and wall tiling, recessed spot lighting and a heated towel rail.

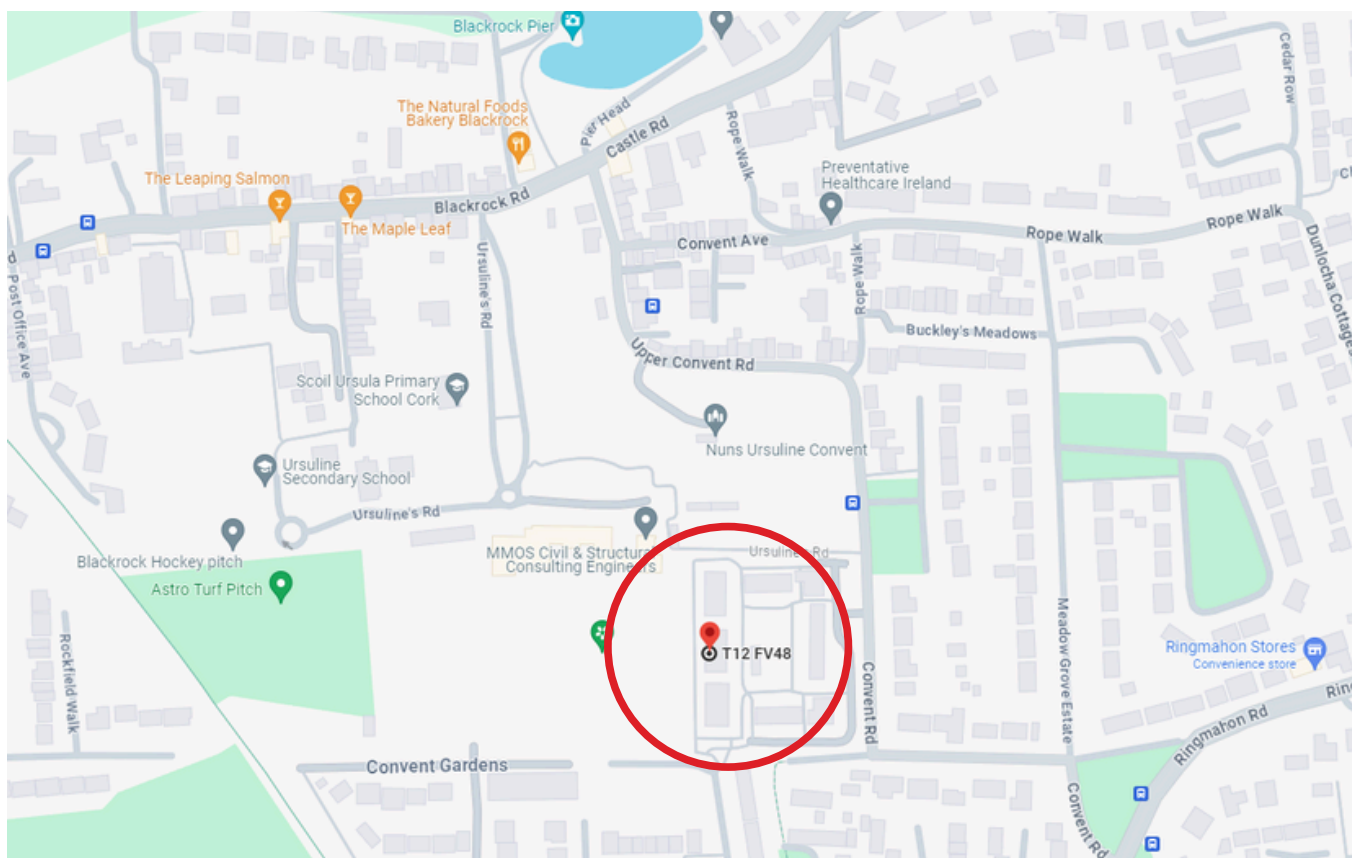


## | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T12 FV48 for directions.



## | ALL ENQUIRIES TO:



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