

For Sale by Private Treaty

18 Botanika, Blackrock Road, Cork T12 X8PW



Superbly positioned in this quiet prestigious development lies this magnificent semi-detached four-bedroom family home offering an extremely high standard of finish and elegantly proportioned accommodation. This fine family home enjoys bright and spacious rooms, extending to approximately 144 sq.m (1,550 sq.ft). The property is extremely well laid out with generous living accommodation together with four good bedrooms overhead (one en-suite). To the rear of the property there is a beautifully landscaped rear garden with original stone wall together with a side entrance, patio and barbeque area.

Botanika is ideally situated in this enormously popular location in the heart of Blackrock. It is only a short stroll to Ballintemple with its wide variety of amenities including pubs, shops, pharmacy, deli etc. There is also a regular bus service to the City Centre and excellent schools and sporting clubs in the immediate vicinity.

Number 18 also has the added bonus of an "A" rating.

**SEMI - DETACHED HOUSE
4 BED - 3 BATH
144 sqm (1,550 sqft)**



**Agent: Brian Olden
Phone: 087 221 1174**

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Hall

With laminate floor covering, under stairs storage area

Guest Bathroom 1.6m x 1.5m

With wc, wash hand basin, partly tiled walls

Lounge 4.7m x 4.5m

French doors to hall, laminate floor covering, fireplace and feature window overlooking front

Kitchen 4.1m x 3.9m

Dining/Living Area 6.0m x 3.6m
With laminate floor covering, ceiling spotlights, floor and eye level fitted units, "Quartz" countertop, incorporating integrated appliances to include double oven, hob, extractor, dishwasher, sliding door to rear garden

Utility Room 2.3m x 1.6m

With laminate floor covering, plumed for appliances, door to side

First Floor

Bedroom 1 3.6m x 3.2m

With carpet floor covering, full length built-in robe units, overlooking front

Bedroom 2 3.8m x 3.5m

With carpet floor covering, full length built-in robe units, overlooking front

Bedroom 3 4.1m x 3.2m

With carpet floor covering, feature window overlooking rear garden

Master Bedroom 3.5m x 3.5m

2.3m x 1.6m

With carpet floor covering, full length built in robe units, feature window overlooking rear garden

Ensuite

With wc, wash hand basin and shower, heated towel rail

Main Bathroom

With wc, wash hand basin and bath with shower over, heated towel rail, tiled floor, partly tiled walls

Features

- >"A" rated home
- >Air to water heating system
- >Cobble lock driveway
- >Outside garden tap
- >Side entrance

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