

## Coolmaine, Boreenmanna Road, Blackrock, Cork.

**BER** C1



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this impeccably presented, recently modernised and extended semi detached bungalow positioned a private south facing site in one of Cork city's most sought after residential addresses. Lovingly cared for during its current owners tenure the property boasts magnificent light filled open plan living accommodation.



**AMV €375,000**

PSRA Licence No. 002584

Accommodation

- Entrance Hallway 1.41m x 2.17m
- Guest W.C 1.09m x 1.72m
- Open Plan Living/Dining Area 6.15m x 5.63m

The entrance hallway has two recess ceiling lights, tile flooring and two power points. A guest W.C is accessed from the hallway. One window overlooks the side of the property.

The guest W.C has two recess ceiling lights, tile flooring and partly tiled walls. Features include a wash hand basin, one W.C and one window overlooks the front of the property.

The room has recess spot lighting throughout, an open fireplace with a wood burning stove and marble hearth. Double patio doors lead out to the front of the property where the area offers a paved patio and a garden that is laid to lawn. Other features include timber flooring, ten power points and one window over looking the side of the property at the dining area. This dining area also leads through to a kitchen.



- Kitchen 5.1m x 2.7m
- Utility Room 1.54m x 2.6m
- Bedroom 1 3.57m x 3.53m

The kitchen has recess spot lighting, one window to the side of the property and two windows overlooking the rear. The kitchen has fully fitted, high gloss units at eye and floor level and extensive worktop counter, integrated gas hob, oven extractor fan and microwave. The kitchen has a fully tiled floor and a door leads into a utility room.

This room has two recess ceiling lights and is plumbed for a washing machine and drier. Other features include a stainless-steel sink, shelving for storage, eight power points and a door leads out to the rear of the property.

The main bedroom has recess spot lighting and one window overlooks the front of the property. The room also includes eight power points and timber floor. The main bedroom also has a en suite and walk-in wardrobe.

Walk-in wardrobe 2.43 x 1.41  
The walk-in wardrobe has timber flooring and is fully shelved for storage.



- En Suite 1 2.37m x 2.54m

The en suite has recess spot lighting and one window to the front of the property. Features include tile flooring, partly tiled walls, one W.C, one wash hand basin, towel rail, radiator and a Jacuzzi bath.

- Bedroom 2 3.02m x 2.6m

This double bedroom has one window towards the rear of the property and recess lighting. Features include timber flooring, built-in wardrobe and storage units. The room has four power points, a television point and a telephone point. This bedroom also has an en suite bathroom accessed through an entrance corridor. This hallway has timber flooring, recess lighting and two power points.

- En Suite 2 2.5m x 1.17m

The bathroom includes one shower, one W.C, one wash hand basin, two recessed ceiling lights and is fully tiled throughout.

- Stairs and Landing 3.7m x 2.78m

The stairs are fully carpeting and the landing has recess spot lights, timber flooring and two power points. The hot press is located off the landing area and is fully shelved for storage.

- Attic room 1 2.16m x 3.42m

This room has recess spot lights, one radiator and timber flooring. The room has one Velux window, six power points and an en suite bathroom.



- En Suite 3 0.86m x 1.73m

The en suite has one recessed ceiling light, tile flooring and partly tiled walls. The room has one W.C and one wash hand basin.

- Attic Room 2 3.08m x 3.43m

This room includes four power points, recess spot lights, timber flooring, one radiator and a Velux window.


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| • Attic room 3 | 5.23m x 5.28m | An L-shape room features two velux windows, timber flooring, two radiators, eight power points and recess spot lighting. |
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## Features

- Spectacular semi detached Bungalow with an attic conversion comprising of 3 attic rooms
- Superbly extended and modernised within the last 10 years
- Magnificent open plan
- Ideally suited to a family/trader down within the market
- Mature residential location close to all amenities
- Enclosed landscaped front garden with integrated patio areas
- BER C1
- Approx. 164 Sq M / 1765 Sq Ft
- Gas fired central heating
- Under floor heating at ground level with wall mounted radiators on the first floor level
- Pressurised water system with solar panels
- Double glazed windows
- Built in 1950

## Directions

Please see Eircode T12 Y7X0 for directions.

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|  | <p>Garry O'Donnell<br/>60 South Mall, Cork<br/>087 7522244<br/>garry@eracork.ie</p> |
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