

14 Brickfields, Skehard Road, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three bedroom duplex apartment within the exclusive development of Brickfields off the Skehard Road, Blackrock, Cork. The property is conveniently located in a sought after area close to all amenities including primary and secondary schools, Montessori, bars and cafes. The area has easy access to Douglas Village, Cork City centre, Mahon Point and Corks Dockland.



AMV: €345,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 124 Sq. M. / 1,335 Sq. Ft.
- Built in 2006
- BER B2
- South facing aspect to the rear
- Double glazed windows
- Gas fired central heating
- Three spacious double bedrooms
- Large home office/playroom
- Superb condition throughout
- Excellent location close to all amenities including primary and secondary schools, Montessori, bars, cafes, supermarket, dentist, walkways
- Convenient to Douglas, Blackrock Village, Mahon Point Shopping Centre
- On the 215 and 219 bus routes
- Ideal first time buy
- Rental potential of €1,527 p/m
- Management fees €2,017 per annum

| RECEPTION HALLWAY

3.9m x 2.3m (12'7" x 7'5")

A teak door with centre and side glass panelling allows access to the reception hallway. The area has attractive laminate timber flooring, extensive under stair storage, one centre light piece, one large radiator, a hot press area which is shelved for storage, two power points and one telephone point.



| OPEN PLAN

KITCHEN/DINING/LIVING

5.7m x 6.6m (18'7" x 21'6")

A spectacular L-shaped open plan room has a feature floor to ceiling window within the kitchen space and a second window within the living area, which benefit from the property's south westerly aspect and flood the room with natural light.



The living area has laminate timber flooring, attractive décor, one radiator, two light pieces, six power points, one telephone point and a thermostat control for the heating.

The kitchen features modern maple fitted units at eye and floor level in an L-shape with extensive worktop counter space and a tile splashback. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine and dryer, and space for a fridge freezer. There is one centre light piece, tile flooring, extensive dining space and eleven power points.



| **BEDROOM 3**

3m x 4.2m (9'8" x 13'7")

A spacious double bedroom has one window to the front of the property and offers panoramic views over Cork city's eastern suburbs. The room has carpet flooring, neutral décor, one centre light piece, one radiator and four power points.



| **BATHROOM**

1.9m x 4m (6'2" x 13'1")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, one centre light piece, one wall-mounted light piece, a wall-mounted storage cabinet, one extractor fan and one radiator.



| STAIRS AND LANDING

1.8m x 2.25m (5'9" x 7'3")

The stairs to the first floor are fitted with carpet flooring. The landing area has semi-solid oak timber flooring, one centre light piece, a smoke alarm, a thermostat control for the heating and two power points.



| BEDROOM 1

3.9m x 6.28m (12'7" x 20'6")

A spacious double bedroom has one window to the front of the property including a Roman blind, a curtain rail, and double doors allowing access to a Juliet style balcony. The room has carpet flooring, impressive views, neutral décor, one centre light piece, one large radiator, six power points, one telephone point and one television point.



| EN SUITE

1.8m x 1.66m (5'9" x 5'4")

The en suite bathroom features a three piece suite including a mains operated shower. There is floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan and one radiator.



| BEDROOM 2

2.95m x 3.85m (9'6" x 12'6")

A large double bedroom has one window to the rear of the property and double doors with glass panelling allowing access to a balcony. The room offers a south westerly aspect and features carpet flooring, neutral décor, one centre light piece, one radiator and four power points.



| MULTI PURPOSE ROOM/SECOND LIVING SPACE

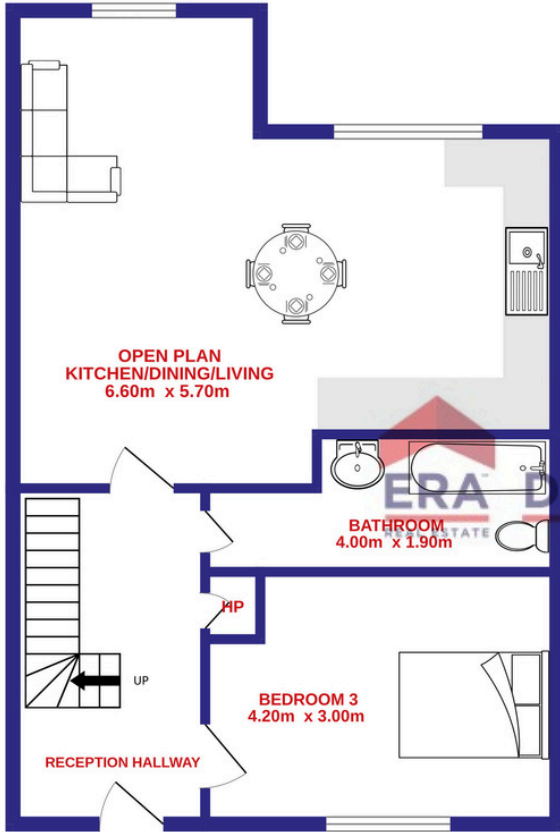
4.7m x 4.3m (15'4" x 14'1")

This room has a feature floor to ceiling window, continued from the kitchen/dining area at first floor level. The room has high quality semi-solid oak timber flooring, one centre light piece, one large radiator, one television point and four power points. This versatile room which could serve a multitude of uses as a home office, study, family room, play room or guest bedroom.

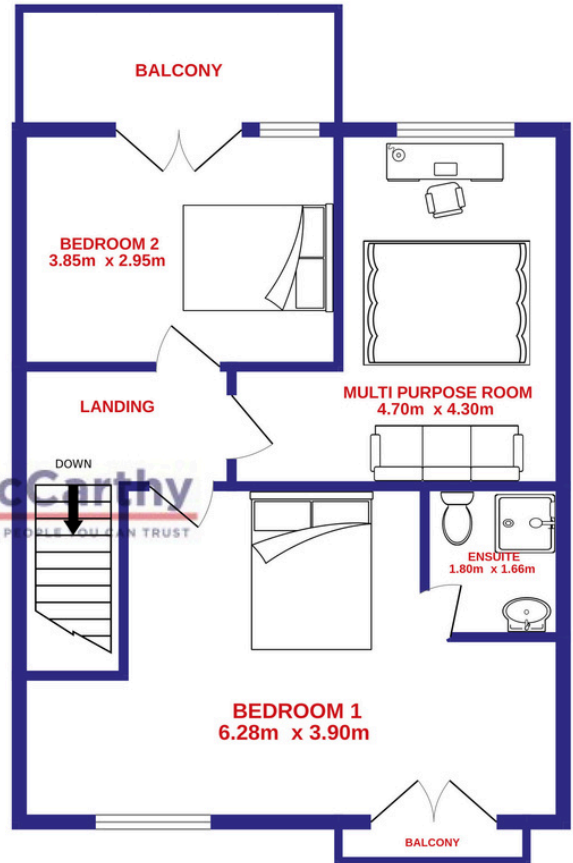


FLOOR PLAN

GROUND FLOOR



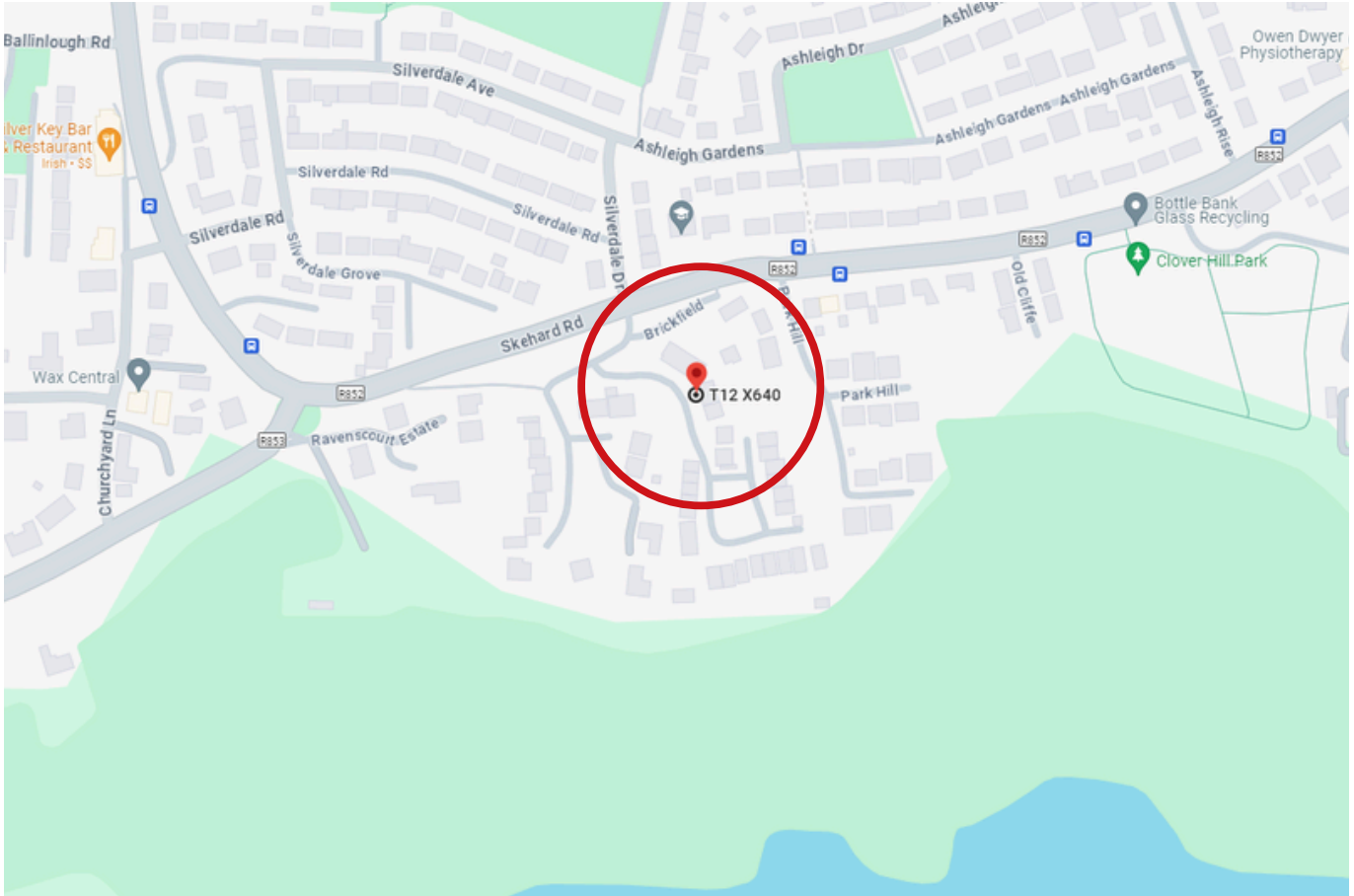
1ST FLOOR



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| DIRECTIONS

Please see Eircode T12 X640 for directions.



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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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