

Hillgrove, 64 Commons Road, Blackpool, Cork



ERA Downey McCarthy are very pleased to present to the market this charming, well presented and superbly maintained, three bedroom townhouse, situated in an ideal location just 5 minutes walk from Blackpool Shopping Centre and Retail Park, with a whole host of amenities at the doorstep including schools and shops etc. The property has been recently modernised and upgraded in terms of energy efficiency and insulation with a super high BER of B3 being granted in recent weeks. 'Hillgrove' is within easy walking distance of Cork City Centre, only 2.5 kms approx., and all its attractions and major employers.



AMV: €225,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

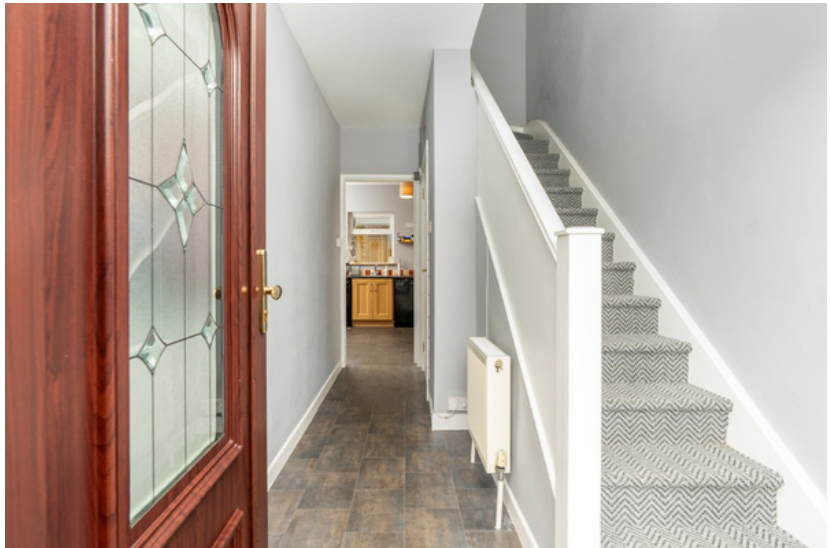
| FEATURES

- Approx. 85.23 Sq. M. / 917 Sq. Ft.
- Built in 1962 approx.
- BER B3
- Natural gas fired central heating - zoned
- Double glazed PVC windows
- Three bedrooms upstairs
- Ample on street parking
- Private rear yard - not overlooked
- Close to all local amenities including schools, shops, supermarkets, restaurants, pharmacies
- 5 minutes' walk to Blackpool Shopping Centre
- 5 minutes' drive/25 minutes walk to Cork city centre
- Great rental potential, minimum €2k per month

| RECEPTION HALLWAY

4.01m x 2.05m (13'1" x 8'5")

A UPVC teak appearance door with glass panelling allows access to the main reception hallway. The hallway features laminate flooring, electric service board, coat rack, one radiator, one centre light piece and solid doors leading to all ground floor rooms.



| GUEST W.C

1.58m x 0.96m (5'1" x 3'1")

The guest w.c features a two piece suite, floor and wall tiling, centre light piece, cabinet for storage and neutral décor.



| LIVING ROOM

3.96m x 3.6m (12'9" x 11'8")

The spacious living room has one window to the front of the property, feature fireplace with electric insert, carpet flooring, centre light piece, neutral décor and a television point with a free-to-air box, satellite dish, aerial and remote control. An open arch allow access to the kitchen/dining area.



| KITCHEN/DINING ROOM

3.21m x 5.39m (10'5" x 17'6")

The kitchen/dining has solid fitted units at eye and floor level with an extensive worktop counter and tile splash back, two windows and double doors to the rear. The kitchen includes a washing machine and dishwasher, oven/hob/extractor fan, microwave and fridge. The room has two built-in shelving covered units, two light pieces, one smoke alarm, storage space, tile flooring and the new gas boiler is housed in this room.



| STAIRS AND LANDING

1.99m x 1.88m (6'5" x 6'1")

The stairs and landing is fully carpeted. At the top of the landing there is neutral décor, one centre light piece, smoke alarm and Stira folding stairs allowing access to the attic.

| BEDROOM 1

4.18m x 3.74m (13'7" x 12'2")

This main bedroom has one window to the rear of the property, space for a king size bed, carpet flooring, centre light piece, neutral décor, extensive storage units from floor to ceiling and a radiator.



| BEDROOM 2

3.3m x 3.8m (10'8" x 12'4")

This spacious double bedroom has one large window overlooking the front of the property, allowing in extensive natural light. The room has carpet flooring, one centre light piece and one radiator.



| BEDROOM 3

2.42m x 2.71m (7'9" x 8'8")

This large single bedroom has a window to the front of the property, high quality laminate flooring, two floor to ceiling free standing wardrobes, centre light piece and one radiator.



| MAIN BATHROOM

1.79m x 3.05m (5'8" x 10'0")

This well appointed family bathroom features a four piece suite including a Triton T90SR silent running electric shower fitted over the bath, one frosted window to the rear, attractive floor and wall tiling, centre light fitting, radiator and a vanity unit.



| EXTERIOR



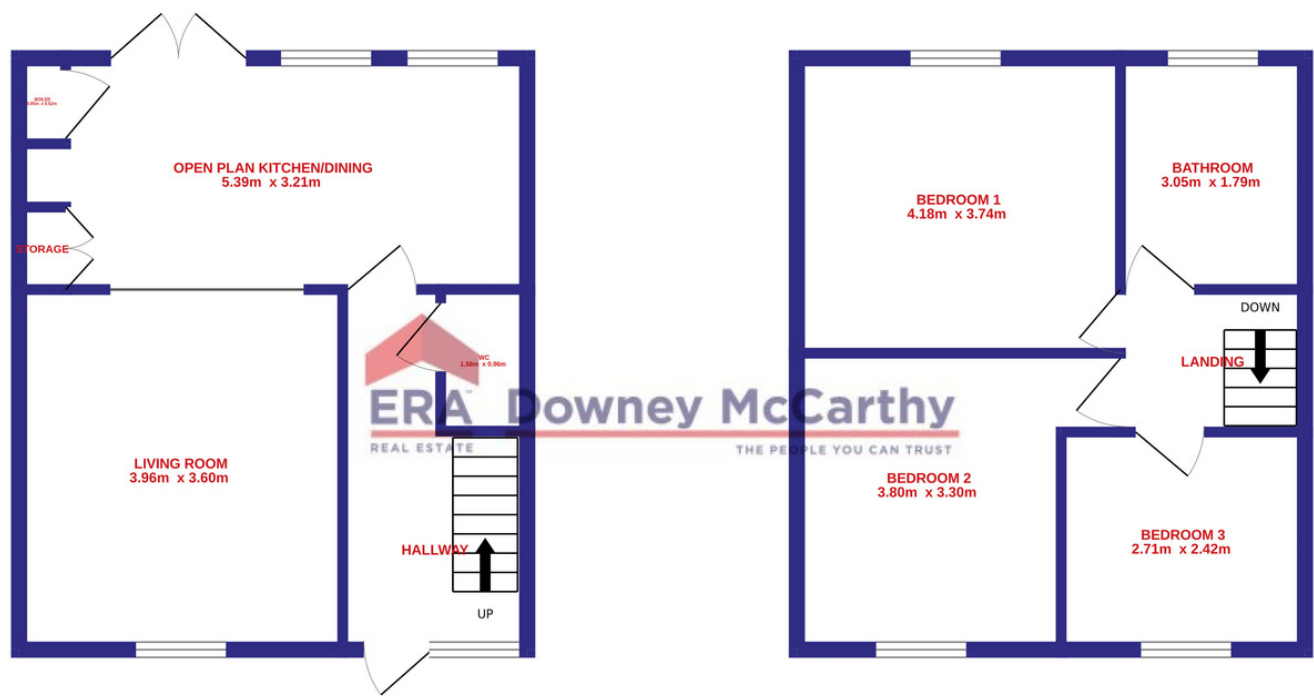
The front of the property is accessed via a gate from the pedestrian footpath and steps leading to the front door. To the left, there is a maintenance free concrete area.

The rear of the property is maintenance free and fully enclosed. The exterior includes a Karcher premium hose reel 30 meters, Storeamax Shed Storer Plus (black & grey) and a brand new 12 x 8 ft shiplap shed. The shed is fitted with two double sockets and a single four foot LED non-corrosive batten fitting light. The shed is fully fitted out with floor to ceiling shelving. The shed includes brand new Beko vented dryer and chest freezer.

| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

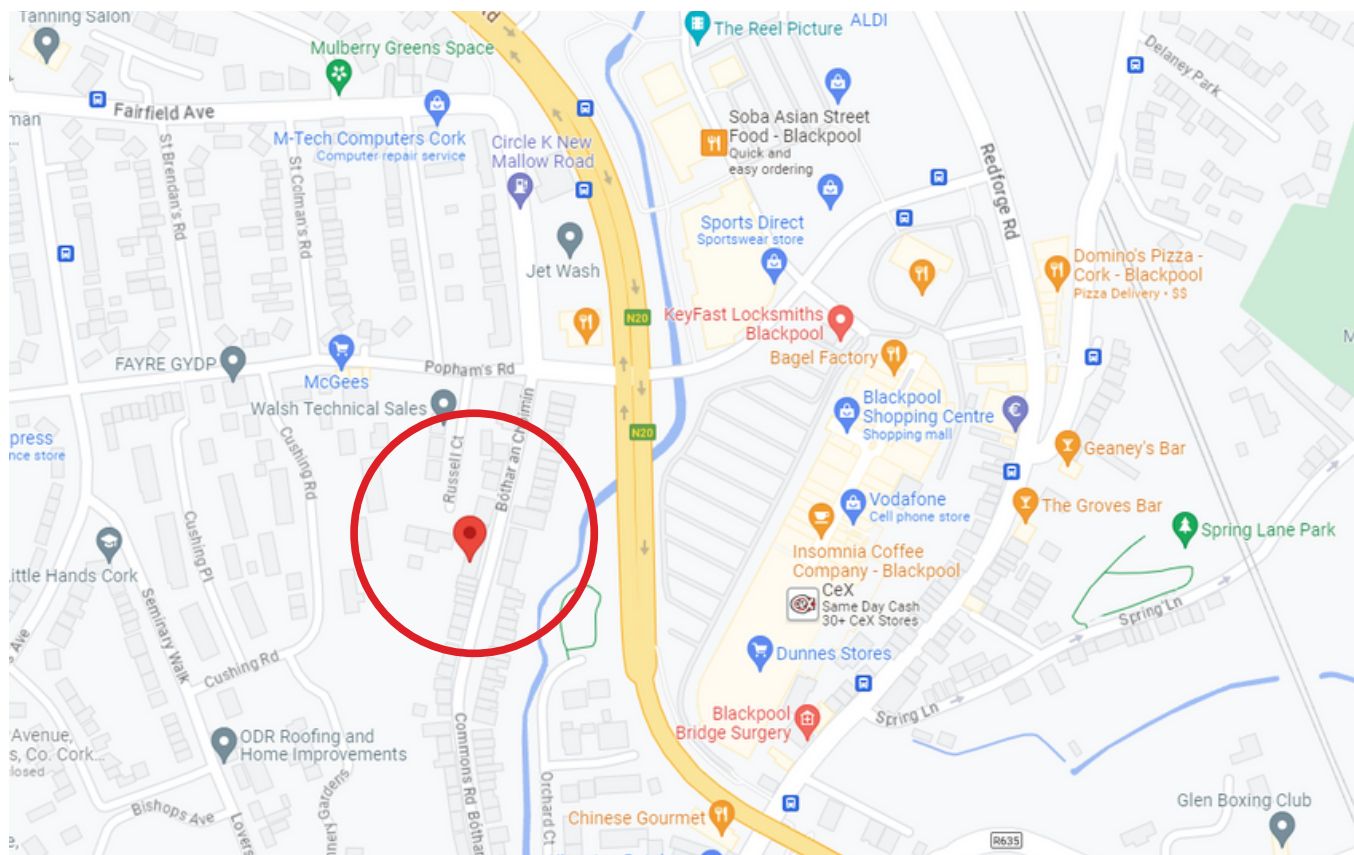


TOTAL FLOOR AREA : 85.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T23 D7D3 for directions.



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