

27 Avonlea Court, Church Road, Blackrock, Cork



ERA Downey McCarthy are delighted to bring to the market this ideally located three bedroom semi-detached property situated in the sought after residential area of Avonlea Court, Church Road in Blackrock. This property benefits from a beautiful rear garden and extensive living and bedroom accommodation, offering prospective purchasers a fantastic opportunity to acquire a superb and spacious family home in an enviable location. Viewing comes highly recommended.

Accommodation consists of porch, reception hallway, living room, family room, kitchen/dining, w.c/wet room and large adjoined garage on the ground floor. Upstairs the property offers three bedrooms and the main family bathroom.

AMV: €375,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 135.36 Sq. M. / 1,457 Sq. Ft.
- Built in 1977
- Long leasehold title - 999 year lease from 1973
- BER E1
- Gas fired central heating
- Double glazed PVC windows
- Attractive neutral décor throughout
- New carpet flooring
- Three bedrooms
- Two living areas on the ground floor
- Adjoined garage with converted attic
- Sought after location
- Private parking
- Excellent location close to all amenities including primary and secondary schools, bars, cafes, supermarket, medical centre, walkways
- 15 minutes' walk to Blackrock village
- On the 202 bus route

| PORCH

1.87m x 1.96m (6'1" x 6'4")

A timber door with glass panelling allows access to the porch area which has one large window to the front, one centre light piece, one power point, timber panelled ceiling and laminate timber flooring.



| RECEPTION HALLWAY

4.39m x 2.09m (14'4" x 6'8")

The bright and welcoming reception hallway has two windows to the front of the property, newly fitted carpet flooring, one large radiator, one centre light piece, neutral décor and under stair storage.



| FAMILY ROOM

3.42m x 4.4m (11'2" x 14'4")

This spacious room has one large window to the front of the property, a feature fireplace with built-in display cabinets to either side, carpet flooring, one centre light piece with ceiling rose, one large radiator and ample power points.



| LIVING ROOM

3.64m x 4.41m (11'9" x 14'4")

Another superb room has sliding glass doors which allow access to the patio and rear of the property. There is a feature fireplace, laminate timber flooring, attractive neutral décor, one centre light piece with ceiling rose, one large radiator and ample power points.



| KITCHEN/DINING

3.93m x 2.86m (12'8" x 9'3")

The kitchen/dining area features laminate flooring, one fluorescent light fitting, one radiator, ample power points and one large window overlooking the rear and a door allowing access to same. The kitchen includes modern units at eye and floor level with worktop counter and tile splashback, space for an oven, space for a washing machine, space for a fridge and a stainless steel sink.



| W.C./WET ROOM

4.25m x 1.23m (13'9" x 4'0")

Accessed via the main reception hallway, steps lead down to the w.c/wet room. There is modern attractive tiling throughout, one frosted window to the rear, two wall-mounted light pieces, one radiator.



| GARAGE

9.27m x 2.34m (30'4" x 7'6")

Access to the garage can be gained from the front via electric rolling door or from the rear garden via a personnel door. There is one window to the rear, concrete flooring and the gas boiler is housed here.

| STAIRS AND LANDING

2.59m x 2.25m (8'4" x 7'3")

The stairs and landing features newly fitted carpet flooring throughout. From the half landing, access is gained to the converted attic over the garage. The main landing has one centre light piece.



| GARAGE ATTIC CONVERSION

4.26m x 2.32m (13'9" x 7'6")

This room has carpet flooring, one radiator, one centre light piece, six power points, a wash hand basin, one Velux window, neutral décor and access to a crawlspace.



| BEDROOM 1

3.63m x 4.29m (11'9" x 14'0")

A spacious double bedroom has newly fitted carpet flooring, one large window overlooking the rear garden, one radiator, one centre light piece, attractive neutral décor and four power points.



| BEDROOM 2

3.49m x 4.29m (11'4" x 14'0")

This double bedroom has timber flooring, one large window to the front, impressive array of built-in wardrobe units, attractive neutral décor, one radiator, one centre light piece and six power points.



| **BEDROOM 3**

2.48m x 3.02m (8'1" x 9'9")

This bedroom has newly fitted carpet flooring, one window to the front, one radiator, one centre light piece, one wall-mounted light piece, neutral décor and one power point.



| **BATHROOM**

2.62m x 2.25m (8'5" x 7'3")

The main family bathroom features a three piece suite including a shower cubicle, a vanity unit, storage space, laminate flooring, one frosted window to the rear, one centre light piece, one radiator and access to the hot press.



| GARDENS AND EXTERIOR



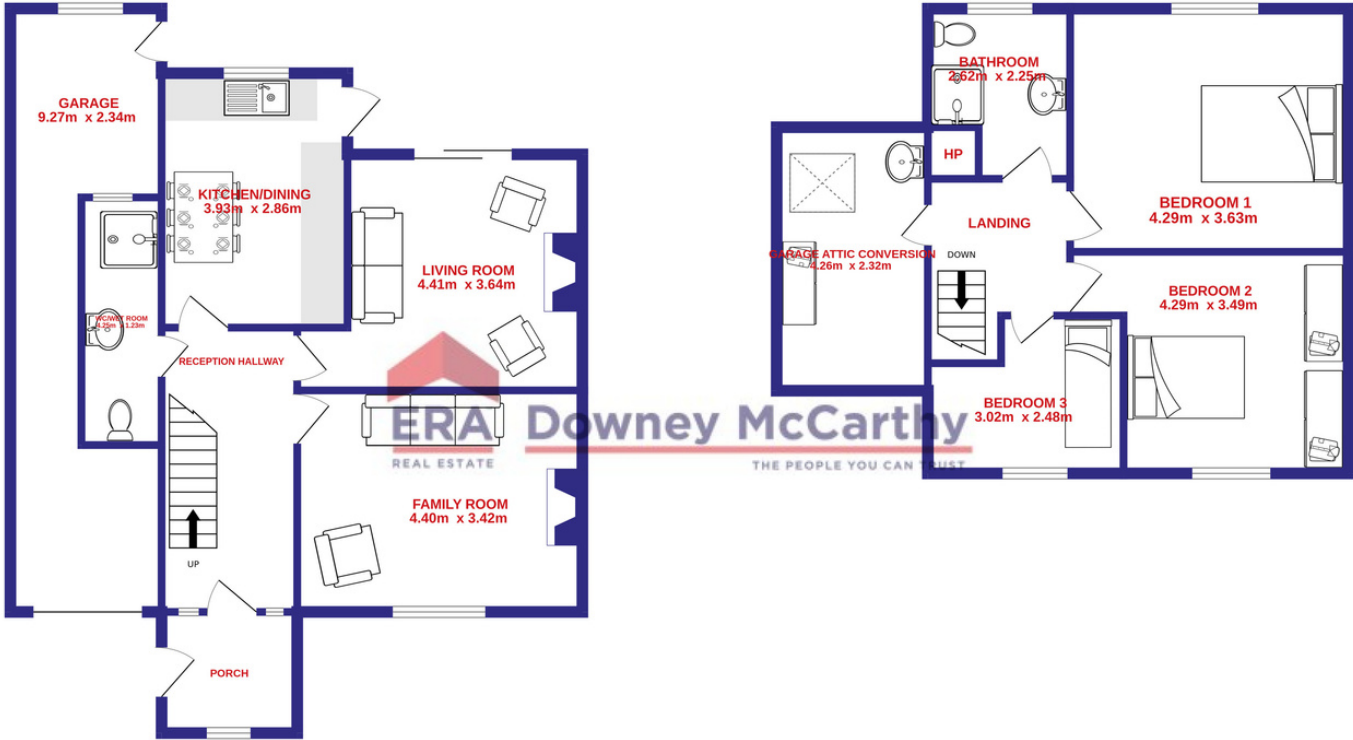
The front of the property is fully enclosed with block built walls. A secure gate allows access to a cobble lock driveway to facilitate private off street parking and a well-manicured front garden area which is laid to lawn. Vehicular access to the garage is gained from here.

The rear of the property has been beautifully maintained throughout. There is a patio area entertaining in the summertime and a garden which is laid to lawn. There is a block built shed here also which is ideal for storage.

FLOOR PLAN

GROUND FLOOR

1ST FLOOR

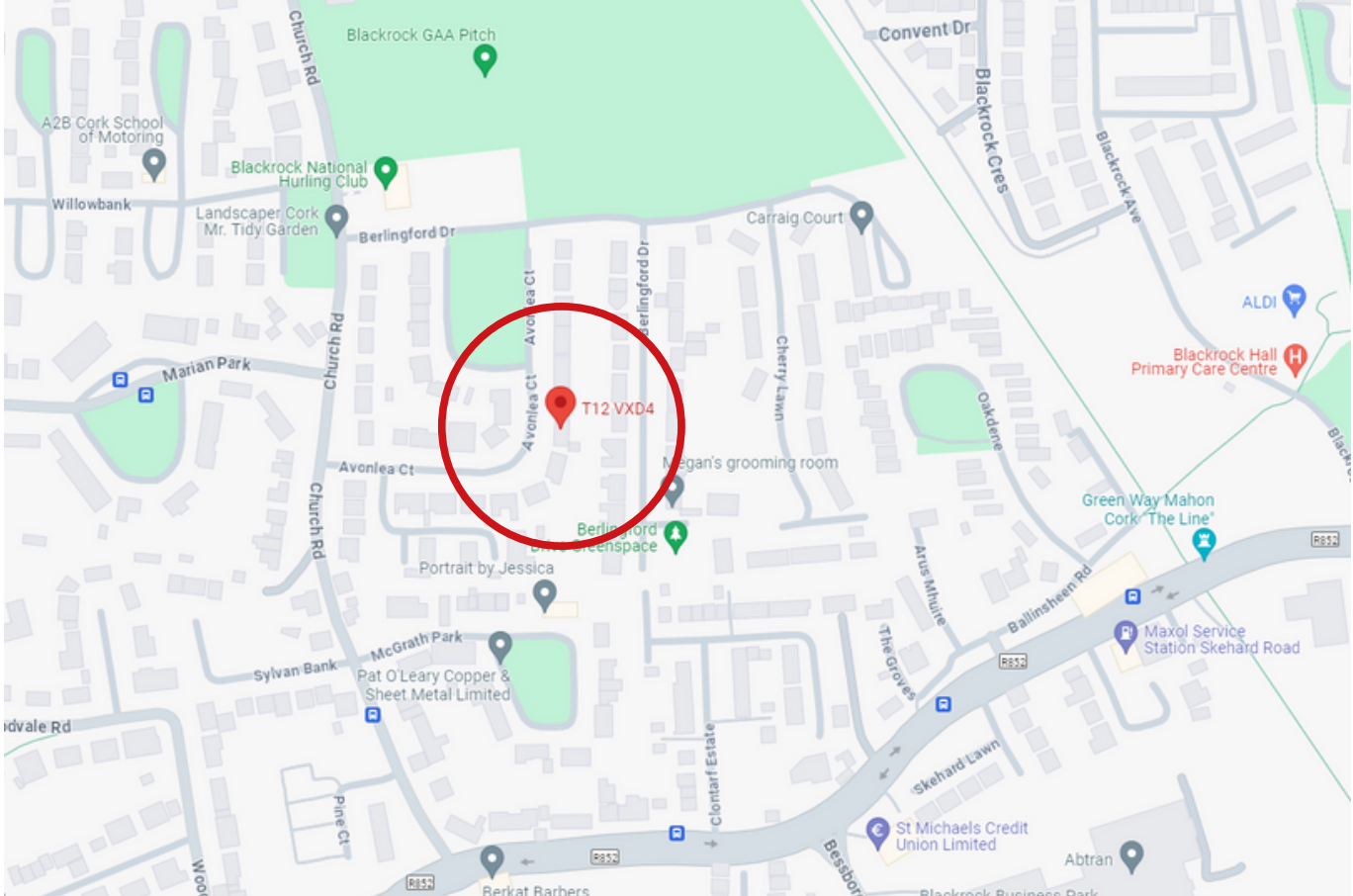


TOTAL FLOOR AREA : 135.4 sq.m. approx.

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 T12 VXD4 for directions.



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THE PEOPLE YOU CAN TRUST

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