



4 Rosehill

Old Blackrock Road, Cork

4 Rosehill, Old Blackrock Road, Cork

Lisney Sotheby's International Realty are delighted to present 4 Rosehill to the market as an impressive two storey four-bedroom detached residence extending to approx. 127 sqm (1,375 sq ft). Set off the exclusive Old Blackrock Road, Rosehill enjoys a highly sought-after setting. Built in 1997, the property is presented in turnkey condition, with the current owners maintaining it to an exceptional standard benefiting from spacious living and bedroom accommodation throughout.

The accommodation in brief extends to a welcoming and spacious entrance hallway, living room, open plan kitchen/dining/living area and finished with a guest bathroom. The first floor comprises of four bedrooms with the master offering an en-suite, built in wardrobes and finished with a tastefully designed family bathroom. The windows are double glazed, and the residence is heated by means of gas central heating, mains water and drainage. We feel this home will prove attractive to many first-time buyers who are living in the surrounding area and want to avail of the excellent amenities, schools and transport links. 4 Rosehill extends to a generous footprint, with well-proportioned accommodation designed for both everyday family life and entertaining. The property enjoys a prime setting within walking distance of Cork city centre, University College Cork and The South Infirmary Hospital.

The rear garden can be accessed off the sitting area via sliding patio doors or there is a gated entrance on either side of the dwelling. The rear benefits from a directly south facing aspect with an attached outbuilding which is plumbed and wired. The front of the property is enhanced by an attractive redbrick and well-maintained driveway providing ample off-street parking. The property is superbly located within easy access to the N27 and N40 South Link Road and is within walking distance of Cork city centre. Cork International Airport and business park is within a short 10-minute drive from this property.

Viewing is highly recommended to fully appreciate all this home has to offer in an unbeatable location.

Features

- Excellent location within walking distance of Cork city centre
- Double glazed PVC windows
- Three modern bathrooms
- South facing rear garden
- Close proximity of South Infirmary Hospital



Accommodation

Entrance Hall: Spacious and bright decorated in soft neutral tones, this entrance hall offers plenty of natural light and finished in laminate flooring.

Living Room: This living area is contemporary with an attractive mantelpiece and open fireplace, bay window and finished with laminate flooring.

Kitchen/Dining/Sitting: Beautifully designed and thoughtfully laid out, this open-plan kitchen and dining space combines style with functionality. The bespoke kitchen features an exceptional finish, complete with built-in cupboards and presses providing ample storage, along with both floor and eye-level units. A generous worktop area is complemented by elegant Laura Ashley tiled backsplash, adding a touch of classic charm. The dining area, seamlessly connected to the kitchen, offers a warm and relaxing atmosphere, an ideal space for both everyday living and entertaining.

Bathroom: Located off the entrance hall, this bathroom is a two-piece suite to include WC and wash-hand basin finished with tiled flooring.

Landing: Spacious and bright finished with carpet flooring.

Master Bedroom: The master bedroom overlooking rear of property has a large built-in sliding wardrobe and finished with carpet flooring.

En-suite: This en-suite bathroom offers a three-piece suite to include fitted shower unit with tiled walls, WC and wash-hand basin finished with tiled flooring.

Bedroom 2: A fine double bedroom overlooking front garden, this room has built in sliding wardrobes and is finished with carpet flooring.

Bedroom 3: This bedroom offers a cosy space with built in sliding wardrobes and carpet flooring.

Bedroom 4: This bedroom offers a cosy space with built in wardrobe and carpet flooring.

Family Bathroom: The main family bathroom offers a three-piece suite with bath and shower unit overhead, WC and wash-hand basin, finished with tiled flooring.

Outside: Externally, the property is equally impressive. To the rear, a private south-facing garden enjoys excellent natural light throughout the day and is thoughtfully finished with a combination of stone and pebble landscaping, creating a low-maintenance yet stylish outdoor space ideal for relaxing or entertaining. An attached outbuilding provides excellent additional storage and is fully plumbed and wired, offering potential for a variety of uses. To the front, the property benefits from off-street parking, adding to the overall convenience of this superb home. The property is located within a cul-de sac setting and is within easy access to the N27 and N40 South link road network.



Price

€650,000

BER Information

BER: C1

BER No: 100432434

EPI: 169.37 (kWh/m²/yr)

Eircode

T12 RF8W



OFFICES

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700



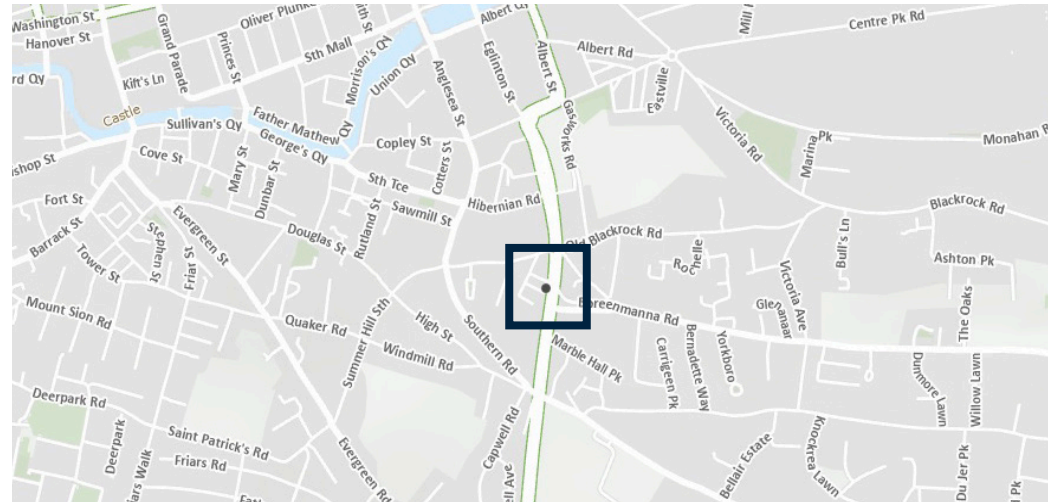
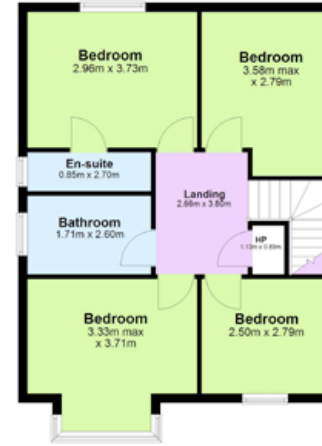
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Copyright © Talits Eriksen - Surveying
Licence No. CTAL50423539.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.

