

## 14 Blackrock Grove, Eden, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned and well-maintained three bedroom duplex apartment located in the much acclaimed development of Eden in Blackrock. Eden is an exclusive and sought after residential development which boasts contemporary designs and energy efficient homes throughout combined with its excellent location within a five minute walk from Blackrock Village and ten minutes to Mahon Point Shopping and commercial centres.



**AMV: €325,000**

**BER B3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 109 Sq. M. / 1,173 Sq. Ft.
- Built in 2006
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Rental potential €2,500 per month - No rent cap
- Gas fired central heating
- Double glazed windows
- 3 x double bedrooms with built-in wardrobes
- Substantial rear balcony
- 1 x allocated parking space with ample visitors parking
- Sought after residential area close to all amenities
- Adjacent to Aldi and Blackrock Hall Medical Centre
- 5 minute walk to Blackrock Pier, 15 minute walk to Mahon Point Shopping Centre
- 3km from Cork city centre
- Served by 202 and 215 bus routes
- Ideal first time buy/investment opportunity
- Management fees of €990 per annum to include block insurance and maintenance only

## | RECEPTION HALLWAY

3m x 1.3m (9'8" x 4'2")

A teak door with glass centre panelling allows access to the main reception hallway. A bright, light-filled hallway with a feature floor to ceiling window to the front of the property offers attractive neutral décor with tile flooring. The area has one centre light piece, one radiator, one smoke alarm and a thermostat control for the heating.



## | GUEST W.C

1.5m x 1.75m (4'9" x 5'7")

The guest w.c features a two piece suite with tile flooring. The area has one centre light piece, one wall-mounted light piece, one extractor fan and one radiator.

## | OPEN PLAN KITCHEN/DINING/ LIVING AREA

### Living Area 3.8m x 6.5m (12'4" x 21'3")

Located towards the rear of the property, the living area has one window with Venetian blinds, a door with large window section including a curtain rail and curtains allowing access to a superb rear balcony. The room has high quality laminate timber flooring, attractive décor, two light pieces, two large radiators, eight power points, one telephone point and one television point.



### Kitchen/Dining 3.35m x 2.7m (10'9" x 8'8")

The kitchen/dining area is segmented with a short stud partition wall. The kitchen is located to the front of the property and has a large window benefiting from a south facing aspect. The kitchen features high gloss units at eye and floor level in an L-shape with extensive granite worktops and tile splashback. There is tile flooring, recessed spot lighting, one radiator and ten power points. The kitchen includes an integrated oven/hob/extractor fan, space for a fridge freezer, space for a dishwasher and a stainless steel sink.



The dining space has tile flooring, attractive décor and one centre light piece.

## | UTILITY ROOM

1.9m x 1.64m (6'2" x 5'3")

The utility room which is located off the kitchen offers tile flooring, units at eye and floor level and extensive worktop counter space. There is one window to the front of the property, an extractor fan, plumbing for a washing machine, space for a dryer, four power points and one centre light piece.



## | STAIRS AND LANDING

5.4m x 2.9m (17'7" x 9'5")

The stairs are fitted with carpet flooring. On the half landing there is a feature floor to ceiling window, flooding the area with natural light. On the main landing there is laminate timber flooring, two light pieces, one radiator, two power points, a thermostat control for the heating and a walk-in hot press area.

## | BEDROOM 1

4.25m x 2.6m (13'9" x 8'5")

A large double bedroom has one window to the rear of the property, including a roller blind, a curtain rail and curtains. The room has high quality laminate timber flooring and attractive décor. There is an impressive array of built-in units which adds extensive storage space, one radiator, six power points, one telephone point, one television point and one centre light piece.



## | EN SUITE

1.2m x 2.6m (3'9" x 8'5")

The en suite bathroom features a three piece suite including a Mira Elite electric shower. The room has impressive floor and wall tiling, one wall-mounted light piece, one extractor fan, a heated towel rail and recessed spot lighting.

## | BEDROOM 2

3.15m x 3.85m (10'3" x 12'6")

A large double bedroom has one window to the rear of the property, including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, built-in storage units from floor to ceiling, one radiator, six power points and one centre light piece.



## | BEDROOM 3

4.5m x 2.67m (14'7" x 8'7")

A large double bedroom has one window to the front of the property and a door which opens onto a Juliet style balcony. The room which has a south facing aspect and is flooded with natural light features impressive modern décor, laminate timber flooring, built-in storage units from floor to ceiling, one radiator, six power points and one centre light piece.



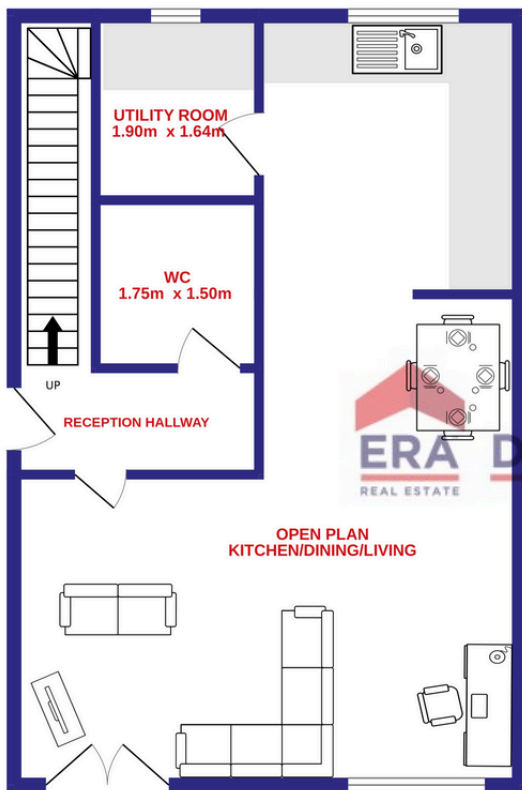
## | FAMILY BATHROOM

1.8m x 2.67m (5'9" x 8'7")

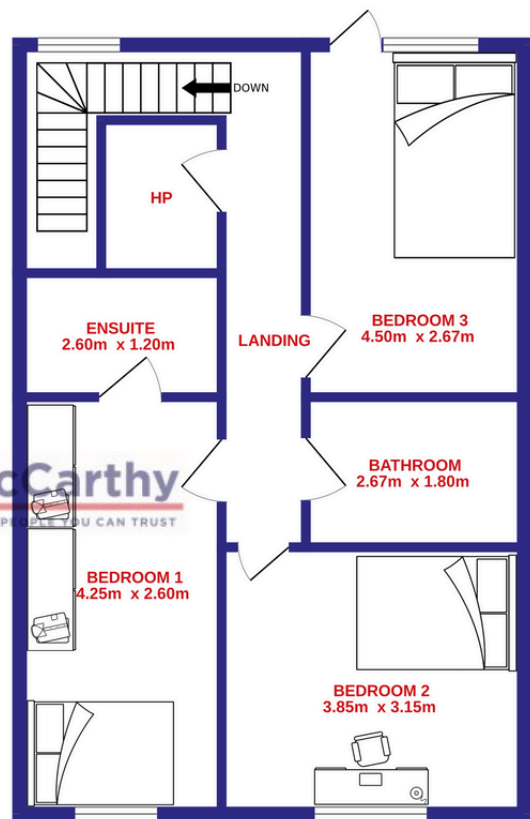
The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan, a heated towel rail and recessed spot lighting.

## | FLOOR PLAN

GROUND FLOOR



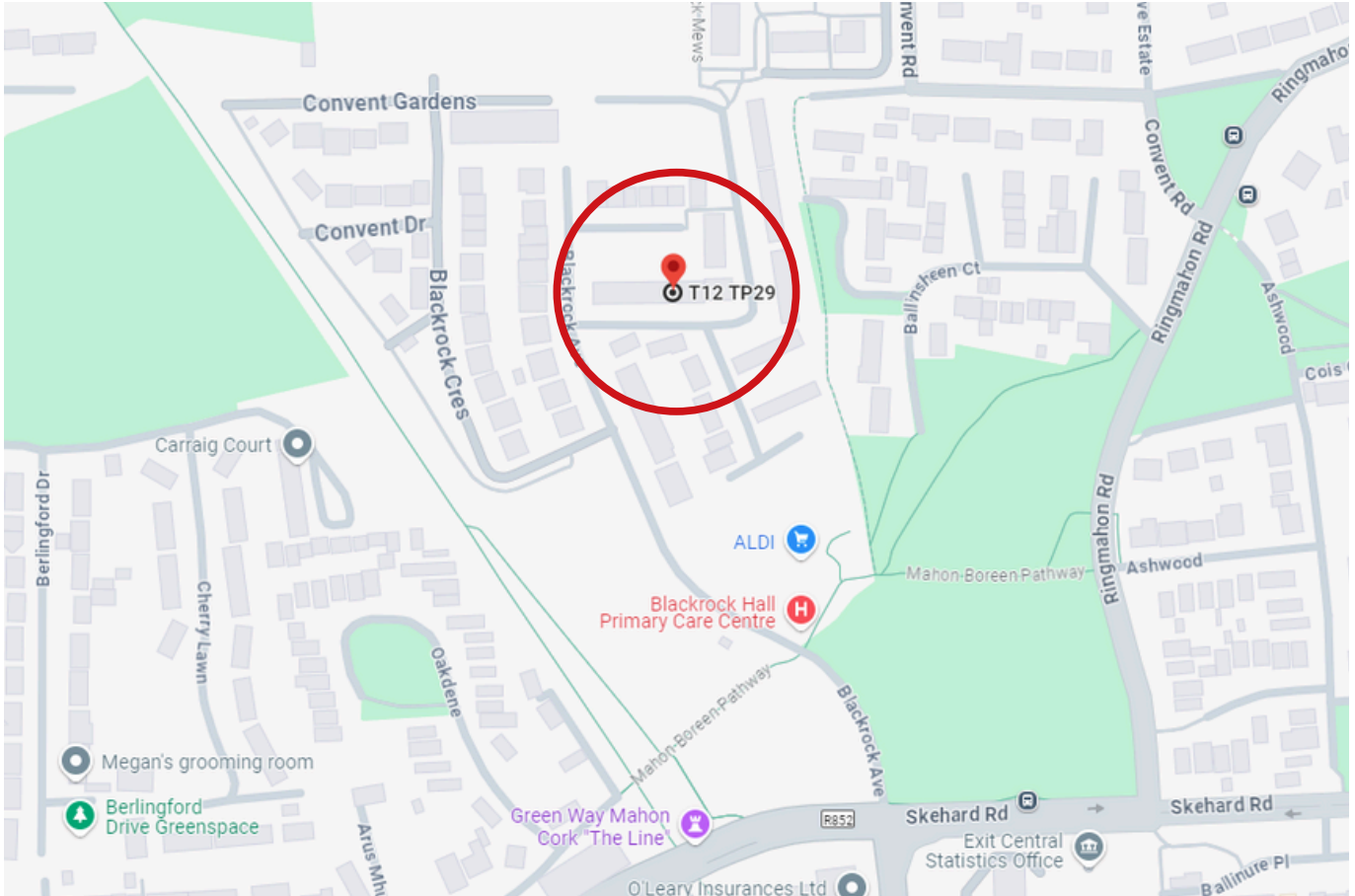
1ST FLOOR



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## | DIRECTIONS

Please see Eircode T12 TP29 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV

**087 7522244**

**[garry@eracork.ie](mailto:garry@eracork.ie)**



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### Solicitor Details:

Fionnuala Breen Walsh, Breen Walsh Solicitors LLP, 80 South Mall, Cork

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