



Downey McCarthy

...the people you can trust

38 Marian Park, Blackrock, Cork



ERA Downey McCarthy are proud to launch to the market this immaculately maintained and superbly presented, three bedroom end of terrace property which comes to the market in show house condition. This property, ideally located close to all amenities in Blackrock, has been extended, upgraded and modernised in recent years making it the perfect family home. The 'coup de grace' is a most spacious and private South facing rear garden, viewing comes highly recommended to appreciate what this spectacular property has to offer.



AMV: €495,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 129 Sq. M / 1389 Sq. Ft.
- Completely modernised and extended in 2017/18
- BER B3
- Show house standard
- Three spacious bedrooms
- Modern and attractive finishes throughout
- Fantastic, spacious rear garden with a patio area and room to extend further if required SPP
- South facing rear aspect
- Mature and sought after residential area
- Close to a host of amenities including supermarkets, schools, sports facilities, Blackrock village, Mahon Point Shopping Centre, Mater Hospital
- On the 202 and 202A bus route

| ACCOMMODATION

The front of the property is maintenance free and has off street parking for two vehicles.

The rear of the property boasts a fantastic large garden which is fully enclosed on all sides with hedging, fencing and block built walls. The garden has been immaculately maintained and is laid to lawn, while some mature shrubs and plants abound. There is also a superb patio area which is ideal for outdoor dining and entertaining in the warmer summer months.



| RECEPTION HALLWAY

5.75m x 3.06m (18'8" x 10'0")

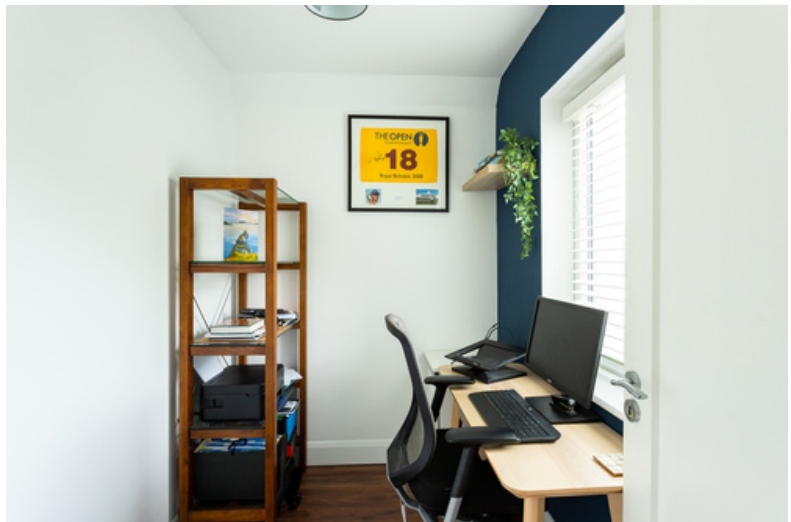
A solid PVC door allows access into the reception hallway. The welcoming reception hallway has high quality solid wooden flooring, under stair storage, radiator and one centre light piece.



| HOME OFFICE

1.85m x 2.4m (6'0" x 7'8")

The office has one window to the front of the property. There is high quality solid wooden flooring, attractive décor, one centre light piece, one radiator and three power points.



| LIVING ROOM

4.25m x 3.58m (13'9" x 11'7")

The superb main living room has one large window to the rear of the property. The room features high quality solid wooden flooring, beautiful neutral décor, built-in display units, built-in television unit, built-in stove, one centre light piece and one large radiator cleverly disguised behind an attractive radiator cover.



| GUEST W.C

1.44m x 0.72m (4'7" x 2'3")

The guest w.c features a two piece suite, solid wooden flooring, one centre light piece, extractor fan and one radiator.

| UTILITY ROOM

1.5m x 1.32m (4'9" x 4'3")

The utility room has solid wooden flooring, worktop counter with tile splashback, stainless steel sink, plumbing for a washing machine plus a dryer and power points.

| KITCHEN/DINING/LIVING

5.66m x 5.14m (18'5" x 16'8")

This spectacular open plan kitchen/dining/living area is dual aspect and awash with natural light throughout. There is one window to the side of the property and extensive double doors with large glass panels open out to the beautiful rear garden. The kitchen features solid fitted units at eye and floor level with extensive worktop counter and tile splashback, a fantastic Rangemaster oven with hob and extractor fan, built-in microwave and a composite sink. There is a radiator, recessed spot lighting, centre light piece, smoke alarm and very attractive solid wooden flooring throughout the area.



| STAIRS AND LANDING

4.27m x 2.23m (14'0" x 7'3")

The stairs and landing are fully carpeted. The landing area has one centre light piece, one radiator, neutral décor and a Stira staircase allows access to the attic which is fully floored.

| BEDROOM 1

3.5m x 5.06m (11'4" x 16'6")

This spacious double bedroom has one window to the rear of the property, high quality wooden flooring, attractive panelling, fantastic walk-in wardrobe area, two radiators and one centre light piece. A solid door allows access to the ensuite.



| ENSUITE

2.94m x 1.09m (9'6" x 3'5")

The ensuite bathroom features a three piece suite including a built-in shower cubicle which incorporates a power shower off the mains. There is one frosted window to the rear of the property, tile flooring, heated towel rail, extractor fan and centre light piece.

| BEDROOM 2

3.76m x 3.31m (12'3" x 10'8")

This double bedroom has high quality wooden flooring, one large window to the rear, radiator, neutral décor, centre light piece and built-in storage units.



| BEDROOM 3

2.42m x 4.65m (7'9" x 15'2")

This spacious single bedroom has high quality wooden flooring, attractive neutral décor, two windows to the front of the property, a storage unit and centre light piece.



| MAIN BATHROOM

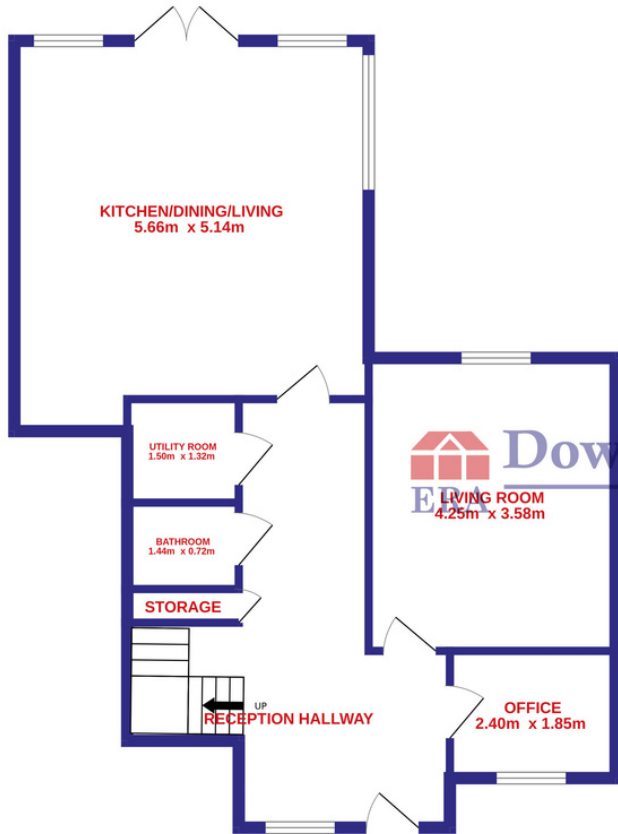
2.27m x 2.45m (7'4" x 8'0")

The main family bathroom features a four piece suite with a Mira electric shower fitted over the bath, frosted window to the front of the property, floor and wall tiling, a heated towel rail, a radiator, neutral décor and centre light piece.

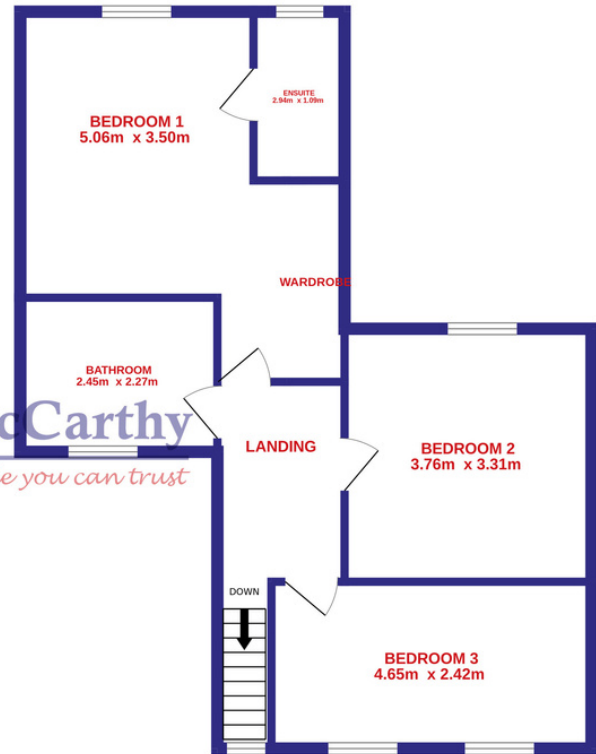


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA : 129.1 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 AXD3 for directions.



| ALL ENQUIRIES TO:

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