

3 Botanika, Blackrock Road, Blackrock, Cork



Michael Downey of ERA Downey McCarthy is proud to introduce No. 3 Botanika to the market, an outstanding four-bedroom detached residence of exceptional quality and style, positioned within one of Cork City's most prestigious and exclusive developments just off the Blackrock Road.

This magnificent home has been thoughtfully conceived with modern family living in mind, combining elegant design with superior craftsmanship throughout. Every detail has been carefully considered to create a home of distinction that offers both luxury and comfort in equal measure. Spacious, light-filled interiors and a seamless flow between rooms ensure an immediate sense of warmth and sophistication.

Botanika enjoys an enviable location, just a five-minute walk from Ballintemple and within ten minutes of Marina Park and Páirc Uí Chaoimh. Cork City Centre is reachable in approximately 20 minutes on foot, while the property also benefits from excellent access to all major road networks, and established centres of employment.

The beautifully appointed accommodation extends to a welcoming reception hallway, an elegant lounge, a private study, and a superb open-plan kitchen, dining and living space designed for both everyday living and entertaining. A separate utility room and guest bathroom complete the ground floor. Upstairs, a bespoke staircase leads to four generously proportioned bedrooms, two of which feature stylish en suite bathrooms, in addition to a luxurious main family bathroom.

No. 3 Botanika represents a rare opportunity to acquire a turnkey home of remarkable quality in a highly desirable setting. Early viewing is strongly advised to truly appreciate all that this exceptional property has to offer.

AMV: €1,500,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Exceptional family home in turnkey condition
 - Approx. 226 Sq. M. / 2,433 Sq. Ft.
 - Built in 2018
 - BER A3
 - Much acclaimed and exclusive development off the Blackrock Road
 - Superbly presented and interior designed throughout
 - Ample living accommodation on the ground floor
 - Four spacious bedrooms upstairs
 - Highly desirable much sought after location
 - EV Charger for an electric vehicle set up in the front driveway
 - Spacious cobblelock driveway to the front with parking space for three cars
 - Professionally landscaped to the rear
 - Zoned, modern air-to-water electric heat pump
 - Highly efficient, environmentally friendly, low running cost central heating system
 - Underfloor heating throughout ground floor with premium quality radiators to first floor
 - Air ventilation system
 - Amitico luxury flooring throughout ground level and in all the bathrooms upstairs also
 - Pressurised, on demand, hot water system
 - Quooker Tap for boiled water and filtered water
 - Extra high ceiling heights to ground floor allowing for bespoke 7' doors with 9" moulded skirtings and architraves
 - Generous electrical specification with thoughtful lighting design
 - Bespoke fitted kitchen
 - Beautiful, well appointed bathrooms with premium brand sanitary ware and fittings
 - Wired for fibre broadband and cable (SKY) TV
 - Wired for intruder alarm system
 - Part "Grafton blend" brick render and part coloured, low-maintenance wet dash
 - Powder-coated black Iron railings to boundary walls
 - PVC heritage sash double glazed windows, with woodgrain effect in ivory
 - Premium low-maintenance black composite Front Door with 5-lever high security locking system
 - Double Glazed Aluclad Sliding Doors to Rear Patio Area
 - Premium Natural Roof Slate
 - External Tap
 - Black, Ash-grained, PVC fascia, soffit and downpipes
 - External cills and reveals featuring custom, moulded architectural design
 - Covered by a Ten Year Home Bond Structural Guarantee
 - Large concrete patio area to the rear along with attractive flower beds
 - Maintenance free premium artificial grass in the landscaped back garden
 - Super South/West facing aspect capturing the afternoon/evening sun
 - Ideal for outside entertaining
-

| RECEPTION HALLWAY

6.63m x 3.32m (21'7" x 10'8")

A high quality composite material front door allows access to the main reception hallway. This is a spacious hallway with high quality parquet style Amtico flooring, distinct feature wall panelling, recessed spot lighting, and access to under stair storage.



| LOUNGE

5.86m x 3.71m (19'2" x 12'1")

Double doors lead into the superb lounge area. This spectacular room has beautiful décor throughout with a feature bay window to the front of the property allowing in extensive natural light, attractive built-in display units on either side of the built-in fireplace, with a multi fuel stove, and one centre light fitting.



| GUEST W.C

2.01m x 1.68m (6'5" x 5'5")

The guest w.c features a two piece suite, a frosted window to the side of the property, centre light fitting, and attractive neutral décor.



| STUDY/TV ROOM

2.65m x 3.95m (8'6" x 12'9")

This versatile room could be used as a playroom or a cosy family room with one window to the side of the property.



| OPEN PLAN

KITCHEN/DINING/LIVING

This is a bright, spacious open plan room with beautiful décor throughout.

Kitchen - 4.63m x 3.76m (15'1" x 12'3")

The kitchen has high quality fitted floor to ceiling cabinetry along one wall, incorporating the integrated fridge, the freezer and two electric ovens, with floor level cabinets wrapping round the other two walls, housing the integrated dishwasher and induction hob, which allows for plenty of storage. The extractor is discreetly hidden in an eye level cabinet complimenting the other cabinetry. The extensive worktop counters and splash backs are manufactured from premium Dekton sintered stone. The superb island unit complies of further storage and a seating area, with a feature light fitting overhead. Recessed spot lighting and a window overlooking the back garden, keeps the kitchen bright throughout the day and evening.

Living/Dining Room - 7.39m x 4.22m (24'2" x 13'8")

This spacious area has extensive dining space with ample room for a large table and chairs and it leads onto a living area with ample space for a suite of furniture, sliding doors allow access out to the rear patio and onto the garden.



| UTILITY ROOM

2.22m x 1.97m (7'2" x 6'4")

The utility room has plumbing for a washing machine and a tumble dryer, a stainless steel sink, electrical board, and the air to water heating system is housed here. A door allows access to the side of the property.



| STAIRS AND LANDING

6.78m x 3.52m (22'2" x 11'5")

A bespoke solid wood staircase with a high quality carpet runner leads to the first floor. A spectacular high feature window to the side of the property is complimented by a stunning chandelier light fitting, the chandelier on an electric pulley system for ease of cleaning. The spacious landing area has carpet flooring, access to a hot press, one radiator, recessed spot lighting, a pull down staircase to the attic, and attractive wood panelling.



| MASTER BEDROOM

5.09m x 3.89m (16'6" x 12'7")

The master bedroom has a feature Juliet balcony with a large window overlooking the front of the property, there are two radiators and luxury carpet flooring and an opening allows access to the walk-in wardrobe/dressing room area.



| DRESSING ROOM

2.66m x 2.05m (8'7" x 6'7")

This area is fully fitted with wardrobes and shelved for storage, one radiator and carpet flooring, a door allows access to the en suite bathroom.



| EN SUITE 1

2.58m x 1.96m (8'4" x 6'4")

The spacious en suite bathroom features a three piece suite including a shower cubicle incorporating a mains operated shower, fully tiled walls and Amtico flooring, a frosted window to the side of the property, heated towel rail, and recessed spot lighting.



| BEDROOM 2

6.19m x 4.21m (20'3" x 13'8")

This spacious double bedroom has extensive built-in wardrobe units, neutral décor, and a large window overlooks the rear of the property, one radiator and carpet flooring, A door allows access to the second en suite bathroom.



| EN SUITE 2

1.88m x 1.87m (6'1" x 6'1")

This en suite bathroom features a three piece suite including a shower cubicle incorporating a mains operated shower, fully tiled walls and Amtico flooring, one frosted window to the side of the property, neutral décor, and recessed spot lighting.



| BEDROOM 3

3.91m x 3.89m (12'8" x 12'7")

Another generous sized double bedroom that comes with built-in wardrobe units, attractive high quality décor, a window to the rear of the property, radiator and carpet flooring.



| BEDROOM 4

2.93m x 3.5m (9'6" x 11'4")

Currently in use as a fully fitted home office, this dual aspect bedroom has one window to the front of the property and one window to the side, built-in units, recessed spot lighting, radiator and Amtico flooring.



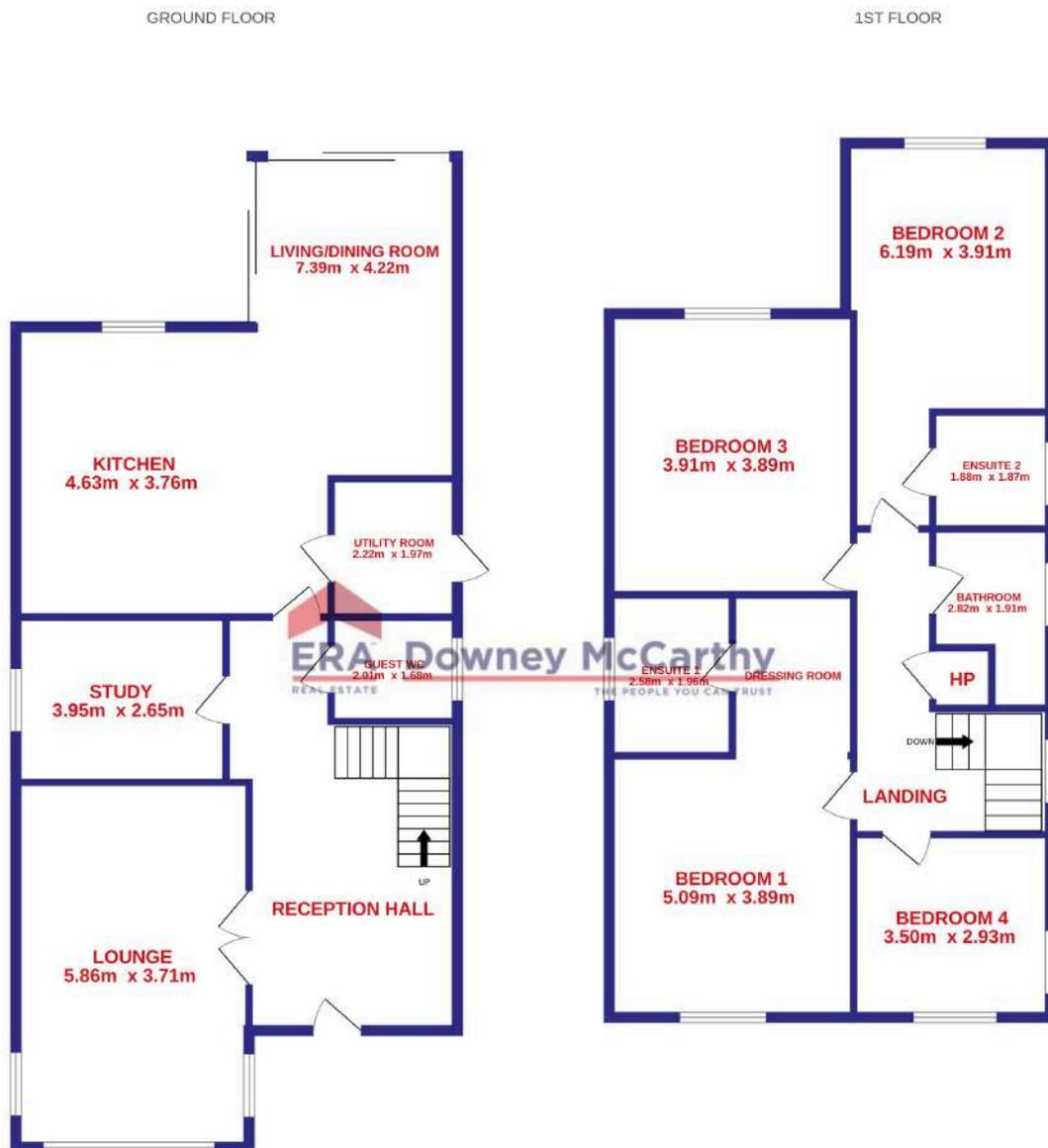
| MAIN BATHROOM

1.91m x 2.82m (6" x 9'2")

The main family bathroom features a stand alone bathtub and a separate shower cubicle incorporating a mains operated shower, a frosted window to the side of the property, Amtico flooring, heated towel rail, recessed spot lighting, and high quality décor.



| FLOOR PLAN



| GARDENS AND EXTERIOR

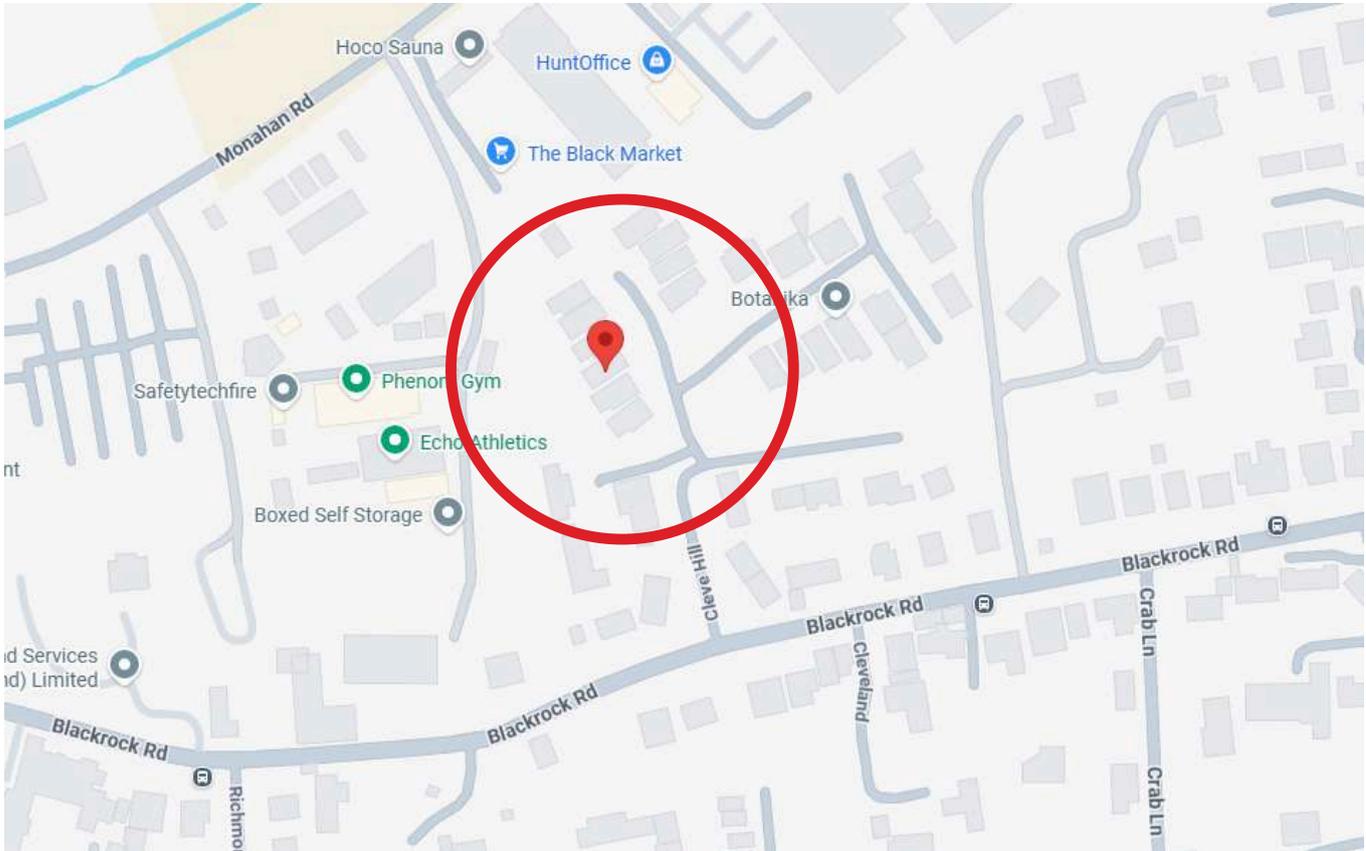


The front of the property boasts a super, maintenance free cobble lock driveway and there is ample parking space for up to three vehicles. Mature shrubs and plants are placed at either side of the driveway, allowing for privacy.

The rear garden offers a patio area and steps lead to a superb maintenance free garden area. There is a steel tech shed ideal for storage.

| DIRECTIONS

Please see Eircode T12 XDX5 for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.