

21 Lower Beaumont Drive, Beaumont, Blackrock, Cork



Step into 21 Beaumont Drive, a stunning residence located in the highly sought-after Beaumont/Blackrock area of Cork City. This exceptional property combines modern elegance with timeless charm, offering an unparalleled living experience. This beautiful 4-bedroom property has been modernized and extended in 2008 with the expertise of an architect to incorporate open plan living space overlooking the west facing rear garden and patio. For sale with Joint Agents Jeremy Murphy & Associates, 50 South Mall, Cork.



AMV: €750,000

BER C1

60 South Mall, Cork.

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

PSRA No. 002584

Beaumont Drive is an ideal neighborhood for families, offering convenience and a vibrant community. Residents enjoy walking distance to shops, a pharmacy, post office, GP, dentist, schools, and numerous sports clubs, including the facilities at Páirc Uí Chaoimh, Páirc Uí Rinn, Cork Constitution, and Avondale United. Blackrock boasts a rich rowing tradition with three local clubs, and The Marina, just a five-minute walk away, provides access to the Blackrock Greenway, a scenic route connecting the city's docklands to Passage West. The nearby villages of Blackrock and Ballintemple feature excellent cafes, bakeries, and local bars. With a regular bus service offering two routes to the city center and a walkable distance of approximately 30 minutes, commuting is a breeze, eliminating the need for a car.

The accommodation spans two floors and covers a total area of 184m². The ground floor features two expansive open-plan reception rooms, a fully fitted kitchen, utility room, and a beautiful downstairs bathroom. Upstairs, there are four large bedrooms, including a master suite with an en-suite bathroom, as well as a beautifully appointed family bathroom. Throughout the home, each room is filled with natural light and offers delightful views of the front and rear gardens.

This home features a large west-facing, beautifully landscaped garden that is a standout aspect of the property, offering a serene and private retreat. This expansive garden includes well-maintained lawns and a variety of mature trees, providing ample privacy. Paved pathways lead you to secluded rear garden that has well-designed vegetable beds which is a true haven for fresh produce enthusiasts, boasting a diverse array of fruit and vegetables, such as home-grown apples, rhubarb, blueberries, raspberries, and figs. The vegetable selection includes spring onions, kale, beetroot, spinach, a variety of salads, potatoes, squash, cucumbers, courgettes, and aubergines. Additionally, the garden features a large garage/shed that is equipped with electricity and offers ample space for storage, workshops, or hobby activities. This practical addition enhances the functionality of the garden, making it suitable for a range of uses. There are also three garden taps located the length of the rear garden ideal for garden enthusiast.

The garden's design incorporates both aesthetic appeal and practical versatility. The combination of lush lawns, thoughtfully placed trees/hedges create a harmonious and inviting environment. The paved patio is suitably located off the rear providing opportunities for quiet reflection or social gatherings, ensuring that the garden/patio is both a retreat and a versatile space for entertaining and summer BBQs.

The property boasts a range of high-end features and modern upgrades:

Windows & Doors: All windows and doors are double glazed with black aluminum frames and Argon-filled airspace, enhancing energy efficiency and noise reduction. **Walls:** Front and back walls of the house were insulated internally with 100ml Kingspan insulation slab. **Ventilation:** Equipped with a Heat Recovery Ventilation System by ProAir, upgraded in 2023, ensuring fresh air circulation and improved indoor air quality. **Flooring:** Solid oak floors are installed throughout the home, providing a timeless and durable surface. **Bathrooms:** All bathrooms are finished with elegant Porcelanosa tiles, known for their quality and design. **Sitting Room:** Features a cosy wood-burning stove set on a slate hearth, adding warmth and character to the space. **Attic:** The attic is floored and accessible via a Stira stairs, offering additional storage. **Workshop:** Includes a wood-burning stove, and a removable front wall, making it a versatile space for various projects. **Garden:** Offers side access, mature beech hedging, and Carpinus betulus trees, creating a private and serene outdoor environment.

Year of Construction: 1950 - BER No: 117640029 - Building Energy Rating: C1 - Overall Floor Area: 184 (m²) - Underpinned in 2008

| FRONT OF PROPERTY

To the front of the property, there is a gravel laid driveway that provides off-street parking for up to three cars. The area is surrounded by mature hedging, which ensures privacy to the home. There is a granite step and cedar surround porch leading to the entrance hallway. To side of the property there is a gateway leading to the rear garden.



| ENTRANCE HALLWAY

3.25m x 3.82m (10'66" x 12'53")

A rational front door with a black Alu-clad with cedar surround leads into the entrance hallway. The hallway features solid oak flooring, a central light fixture, and a radiator, creating a warm and inviting entry to the home.



| SITTING ROOM

4.48m x 7.28m (4'48" x 23'88")

This bright and spacious living room boasts solid oak flooring, two central light fixtures, two radiators, and a window overlooking the front of the property. The focal point of the room is a feature "Stovax" stove with a stunning slate surround. An open-plan layout seamlessly connects the living room to the living/dining area, enhancing the sense of space and flow.



| LIVING/DINING ROOM

4.52m x 7.36m (14'82" x 24'14")

This bright and spacious living/dining area features solid oak flooring, two central light fixtures, two radiators, and sliding glass doors that lead out to the rear. Two walls of glass provide stunning views of the beautifully landscaped rear garden.

| KITCHEN

5.43m x 2.64m (17'81" x 8'66")

This open plan kitchen boasts solid oak flooring, windows overlooking the rear garden, spotlighting, and two central light fixtures. The kitchen features a range of fitted kitchen units with a contrasting countertop and splash back tiles. The kitchen includes a stainless steel sink with a draining board, plumbing for a dishwasher and space for a fridge/freezer. A door with glass paneling provides access to the rear garden. Appliances are not included in the sale.



| UTILITY ROOM

3.43m x 2.22m (11'25" x 7'28")

The utility room features marble tiled flooring, two center lights, a window overlooking the front of the property, and a door with glass paneling that leads out to the side of the property. It includes a stainless-steel sink, plumbing for a washing machine, and space for a dryer.



| DOWNSTAIRS BATHROOM

1.23m x 2.25m (4'03" x 7'38")

This three piece bathroom suite includes a wash hand basin, a WC, and a shower with a stunning glass panel surround. The bathroom features marble tiled flooring, a window with frosted glass paneling overlooking the front, an extractor fan, a radiator, and spotlighting.



| STAIRS & LANDING

7.82m x 2.39m (25'65" x 7'84")

The landing has solid oak flooring. The landing features a window overlooking the front of the property, one velux window, a central light, and a spotlight. Additionally, there is one radiator and access to the attic via Stira stairs



| MASTER BEDROOM

3.17m x 4.11m (10'40" x 13'48")

This double bedroom features solid oak flooring, a central light fixture, two wall lights, one radiator, and a window overlooking the beautiful rear garden. The room also includes integrated wardrobe units for ample storage.



| ENSUITE

2.70m x 1.91m (8'85" x 6'26")

The en suite features tiled flooring and walls, a wash hand basin, a WC, a bath, and a standalone shower. It also includes spotlighting, a window overlooking the rear garden, and one radiator.

| BEDROOM 2

3.27m x 3.39m (10'72" x 11'12")

This double bedroom features solid oak flooring, a central light fixture, one radiator, and a window overlooking the front of the property. The room also has space for wardrobe units for ample storage.



| **BEDROOM 3**

4.00m x 3.62m (13'12" x 11'87")

This double bedroom features solid oak flooring, a central light fixture, one radiator, and a window overlooking the front of the property. The room also has space for wardrobe units for ample storage.



| **BEDROOM 4**

3.74m x 3.00m (12'27" x 9'84")

This double bedroom features solid oak flooring, a central light fixture, one radiator, and a window overlooking the rear garden. The room also has space for wardrobe units for ample storage.



| **MAIN BATHROOM**

2.06m x 2.71m (6'75" x 8'89")

The three piece bathroom suite includes a shower, a wash hand basin, and a WC. The floors and walls are fully tiled, and the room features a window overlooking the rear garden. Additional features include spotlighting, and a radiator.



| GARAGE

3.39m x 8.62m (11'12" x 28'28")

This is a solid block built garage shed with a buttressed waterproof back wall and insulated roof. It has plenty of space, is equipped with electricity and offers ample space for storage, workshops, or hobby activities. The garage that is used as a workshop includes a woodburning stove, and a timber removable front wall.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR

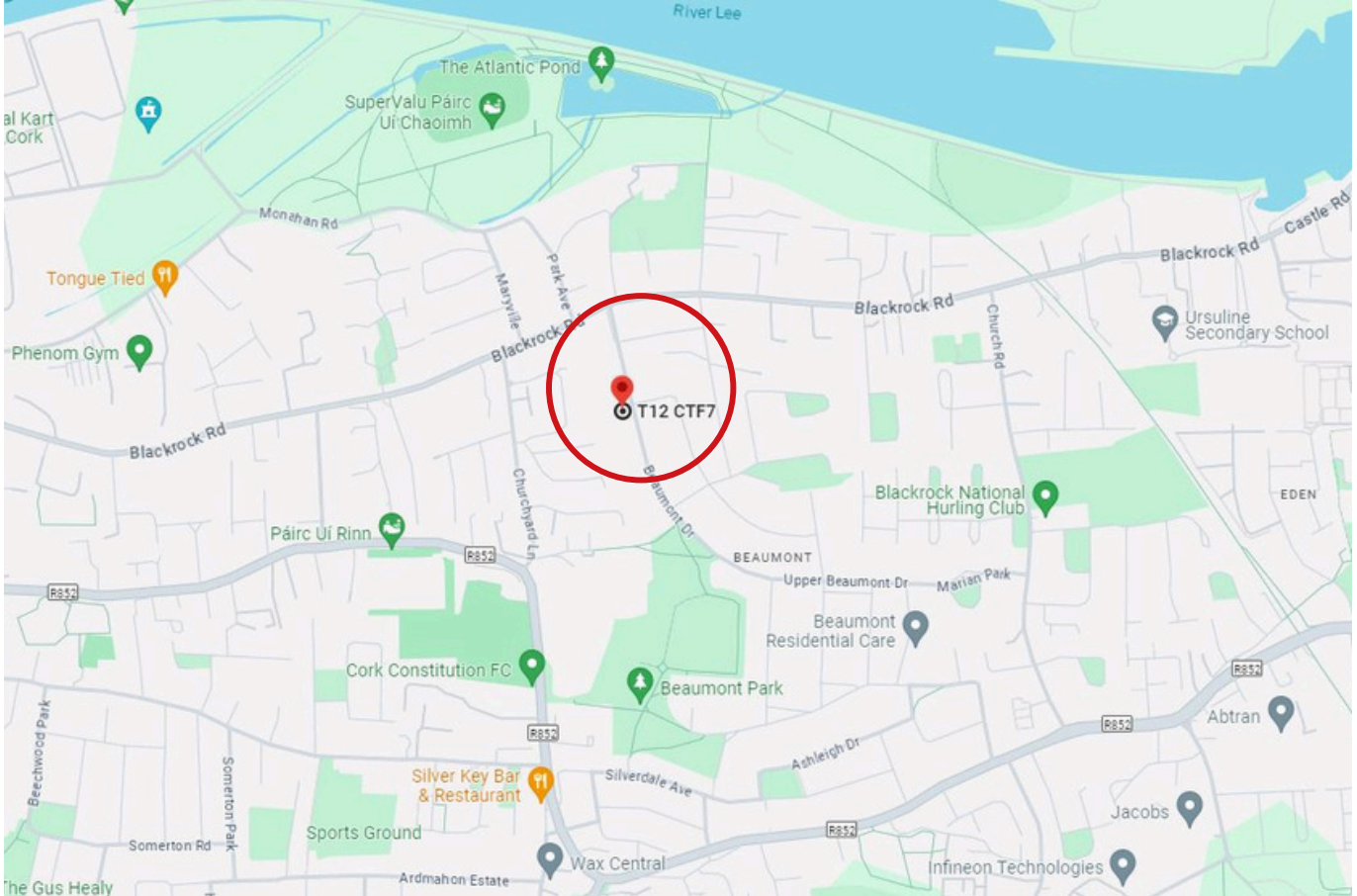


| GARDENS AND EXTERIOR



| DIRECTIONS

Please see Eircode T12 CTF7 for directions.



| ALL ENQUIRIES TO:

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



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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