

5 Riverview , Blackrock, Cork



ERA Downey McCarthy are delighted to launch to the market this most elegant 3 bedroom townhouse that retains many of its original features and combines character and comfort throughout. No. 5 is positioned on a superb site that offers a tremendous rear garden with river views. This mature and highly sought after residential location is close to the Marina, Blackrock Castle and the recently upgraded Blackrock plaza where the hugely popular Farmers Market is held every Sunday. The property is also well served by shops and restaurants within walking distance.



AMV: €425,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.67m x 1.7m
- Lounge 5.97m x 4.51m

A solid teak front door with a brass door knocker allows access into a reception hallway. The hallway has the original tile floor, one radiator, an attractive antique light fitting, storage under the stairs and solid door lead to all rooms.

The lounge has a dual aspect with original sash windows to the front and the back. The front window comes with fitted shutters and the back window overlooks the rear garden giving a beautiful view towards the Marina. Features include a very attractive fitted stove set an original cast iron fireplace, high ceilings, a picture rail, two light fittings, two large radiators and carpet flooring.



- Dining Room 5.97m x 3.49m

The dining room is quite spacious and has one window overlooking the front of the property. The room has a feature fireplace, two radiators, two light fittings, two power points laminate timber flooring and an opening leads out to the kitchen.



- Kitchen 4.52m x 2.95m

The kitchen is an extension to the original house and has ample space for a fridge freezer, cooker, dishwasher, washing machine and the area also houses the newly fitted gas boiler. The kitchen has attractive fitted units, tile splash back, double drainer sink, extractor fan, one centre light fitting,

one radiator and a tile effect vinyl floor. The room has a window overlooking the side of the property and sliding patio doors allow access out to the back garden.



- Main Bathroom 2.46m x 1.73m

The bathroom has a wash hand basin, one W.C and a fitted bath. Other features include one window, a fully tiled wall around the bath, fitted cabinet, one radiator and a vinyl floor.

- Stairs and landing 1.72m x 3.46m

The stairs and landing have a large sash window on the turn of the stairs which allows in natural daylight and provides beautiful views over the rear of the property. The first floor landing is spacious and bright with one centre light piece and solid doors lead into all rooms.

- Bedroom 1 5.97m x 4.41m

The master Bedroom is a dual aspect room with sash windows overlooking the front and the rear of the property, the rear window provides fantastic views over the Marina and of the river. Features include a walk-in wardrobe which is ideal for storage, carpet flooring, one radiator, one centre light piece and an en suite bathroom. The hot press is also housed here, the hot press has a pre-sealed tank, fitted shelving and dual immersion.



The en suite is fully tiled with a Mira Elite electric shower fitted in a shower cubicle. Other features


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| <ul style="list-style-type: none"> • Bedroom 2 | 3.47m x 2.95m | include one W.C, one wash hand basin, one radiator, globe light fitting and extractor fan. Situated at the rear of the house, this double bedroom has one large window overlooking the back of the property with a fitted curtain pole. Features include carpet flooring, one radiator and one centre light fitting. |
| <ul style="list-style-type: none"> • Bedroom 3 | 3.61m x 2.78m | Another double room with one window overlooking the front of the property. The room has one radiator, one centre light piece and carpet flooring. |
| <ul style="list-style-type: none"> • Shower room | 2.15m x 1.7m | The Shower room has a power shower off the mains fitted in a fully tiled shower cubicle with a folding shower door. Features include one window overlooking the front, one W.C, one radiator, one wash hand basin, fitted mirror, shaver light and a vinyl floor. |

Features

- Approx. 133.4 Sq. M / 1436 Sq. Ft
- BER D2
- Year Built 1826
- Fully renovated in recent years
- Magnificent rear garden overlooking the Marina
- Original sash windows
- Three large bedrooms
- Modern fitted kitchen
- Natural Gas fired central heating
- Close to all local amenities including schools & shops
- Main bus route to Cork city - No. 202

Directions

Please see Eircode T12 K82V for directions.

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