



# Downey McCarthy

*...the people you can trust*

## 5A Convent Avenue, Blackrock, Cork



ERA Downey McCarthy are thrilled to present to the market this superb, three bedroom mid-terraced property situated in a much sought after residential area in Blackrock, Cork. The property is in excellent condition and the location of this home is second to none with the bustling village of Blackrock at its doorstep, offering cafes, bars, weekly farmers market, primary and secondary schools and sporting clubs.



**AMV: €250,000**



**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

- 67.57 Sq. M / 727 Sq. Ft
- BER G
- PVC double glazed windows
- Electric heating
- Ideal location
- Close to Blackrock village and its amenities including cafes, bars, weekly farmers market, primary and secondary schools and sporting clubs
- 10 minutes from Mahon Point and Cork city centre
- Potential rental income of €1,373 p.m

## | OPEN PLAN LIVING AREA

5.84m x 4.22m (19'1" x 13'8")

A frosted glass front door allows access to an open plan living area. There is one large window to the front of the property which allows extensive light to flow in, one window to the rear of the property overlooking a courtyard area, carpet flooring, a fireplace, four spotlights, one wall-mounted electric heater, ample power points, under stair storage, and stairs leading to the first floor.



## | KITCHEN

5.84m x 4.22m (19'1" x 13'8")

The kitchen has laminate timber flooring, one wall-mounted radiator, a window overlooking the courtyard and a frosted glass back door leading out to the rear of the property. Other features include tiled splashback, laminate countertops and one centre light fitting.



## | BATHROOM

1.48m x 2.37m (4'8" x 7'7")

The main family bathroom has a three piece suite including a shower, floor and wall tiling, one large frosted glass window to the rear of the property, one centre light fitting, and one extractor fan.

## | STAIRS AND LANDING

The landing has carpeted flooring, one centre light fitting and the attic is accessed from here.

## | BEDROOM 1

4.2m x 3.58m (13'7" x 11'7")

Two large windows overlook the front of the property and allows for extensive natural light to fill this room. Other features include one wall-mounted electric radiator, laminate timber flooring, and two power points.



## | BEDROOM 2

4.2m x 2.4m (13'7" x 7'8")

One large window overlooks the rear of the property. Other features include laminate timber flooring, one wall-mounted radiator, three power points and one centre light fitting.



## | BEDROOM 3

4.2m x 2.4m (13'7" x 7'8")

This room has one window to the rear of the property, one centre light fitting, one power point, laminate timber flooring and one wall-mounted radiator.



## | DIRECTIONS

Please see Eircode T12 R7W6 for directions.



## | ALL ENQUIRIES TO:

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