

80 Blackrock Grove, Eden, Blackrock, Cork City



ERA Downey McCarthy are proud to present this super two bedroom duplex, ideally located in the most desirable Blackrock Grove development in Eden. This property is within easy walking distance of Mahon Point and Blackrock Village. It is within easy reach of the South Ring Road network, making Cork City Centre and the Airport / Tunnel very accessible and the area is well serviced by public transport. This property is an excellent opportunity for both First Time Buyers and / or investors alike.



AMV: €245,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.37m x 1.39m

An open porch allows access to a composite door with centre glass paneling. This in-turn allows access into the reception hallway. Features of the hallway includes one frosted window overlooking the front of the property, one centre light fitting, one radiator, two power points and a smoke alarm.

- Bedroom 1 3.23m x 3.82m

A spacious double room with one window overlooking the rear of the property and the room comes with a built-in wardrobe. Features include one radiator, semi-solid timber flooring, numerous power points and one centre light fitting.



- Bedroom 2 3.0m x 3.82m

Another double room, this bedroom has one window overlooking the front of the property. The room has semi-solid timber flooring, one centre light fitting, one radiator and power points throughout.



- Main Bathroom 1.87m x 2.39m

The bathroom has a three piece suite with a Mira Elite SE electric shower fitted over the bath. Features include one frosted window overlooking the rear of the property, tile flooring, tiling around the bath, one centre light fitting, one wall mounted light fitting and one small radiator.

- Stairs and landing 4.35m x 2.13m

The stairs and landing is full carpeted throughout. At the top of the landing there is one window overlooking the rear of the property, one centre light fitting and doorway allows access into a spacious storage area.

- Living/Dining Area 4.4m x 5.3m

A large open plan area, the living / dining room is very spacious with plenty of natural daylight because of the newly fitted double doors leading out to the balcony and the large window facing the front of the property. The balcony benefits from a south facing aspect. Other features include carpet flooring, two light fittings, two radiators, a large storage area, ample power points throughout and an opening leads into the kitchen.



- Kitchen 1.79m x 3.07m

The kitchen has solid units at eye and floor level with an extensive worktop counter and tile splash back. Features include tile flooring, one window overlooking the rear of the property, an integrated oven, hob, extractor fan, stainless steel sink and plumbing for a washing machine and dishwasher.



Features

- 850 Sq. Ft / 78.97 Sq. M
- Built in 2006/7
- BER B2
- Allocated parking spot
- Owner occupied by Vendor since 2007
- Natural Gas fired central heating
- Much sought-after location close to all amenities
- Adjacent to Aldi and Blackrock Hall Medical Centre
- 15 minute walk to Mahon Point Shopping & Commercial centre
- PVC Double glazed windows
- Management fees €900 per annum
- Being Sold with vacant possession
- Cooker Fridge and Washing Machine included
- Three- seater and two- seater couches also included in the sale
- South Facing Balcony

Directions

Please see Eircode T12 XH39 for directions.



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