



1 Blackrock House
Blackrock Road, Cork



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Features

- Double aspect windows with great natural light
- Unique panelled substantial bay window
- Original shutters on all windows in perfect condition
- Cast iron radiators
- 12 ft ceilings throughout
- Linehans designed kitchen
- Electronic gate access
- Designated car space
- Intercom access
- Frontline District heating system
- Landscaped gardens

The sale of 1 Blackrock House, Blackrock Road, Cork, presents a rare opportunity to acquire a truly exceptional one-bedroom ground-floor apartment in one of Cork's most sought-after locations. Situated in the exclusive Blackrock House development, this residence forms part of a niche collection of 30 apartments, a stunning 18th-century building that was meticulously renovated in 2018 by Merrion Property Group.

From the moment one steps inside, the apartment impresses with its elegant design and luxurious finishes. The 12-foot ceilings create an immediate sense of grandeur, while the striking bay window in the living area floods the space with natural light, offering a charming view of the surrounding landscape. The seamless integration of contemporary style with historic character is evident throughout the home.

The kitchen, fitted by renowned specialists Linehan's, is a masterpiece of modern design. Its sleek grey cabinetry is complemented by a sophisticated quartz worktop, and all appliances are seamlessly integrated, ensuring both aesthetics and functionality are of the highest standard. The open-plan living space is thoughtfully arranged to maximize comfort, making it an ideal setting for relaxation and entertaining alike.

The double bedroom continues the theme of refined living, featuring quality wool carpet flooring that enhances its warmth and character. The bathroom is equally impressive, boasting elegant tiling and premium fixtures, including a bath and high-end sanitary ware from Villeroy & Boch, adding a touch of luxury to everyday living.

One of the features of this residence is its designated car parking space, conveniently located close to the apartment, along with ample visitor parking for guests. The prime location of Blackrock House with its landscaped gardens further enhances its appeal, with Marina promenade and the charming village just a two-minute walk away. Here, residents can enjoy an array of coffee shops, bars, and picturesque waterfront walks, making it an ideal setting for those seeking a balance of convenience and lifestyle. Blackrock Castle and Observatory together with a linkage to the Passage West Greenway are also on its doorstep.

With its perfect blend of historic charm, modern elegance, and an unbeatable location, 1 Blackrock House is a unique and desirable home that promises a high standard of living in the heart of Blackrock, Cork.

Accommodation

Hallway: 3.16m x 1.75m Bright and spacious with all rooms leading off including storage room and engineered wood flooring .

Living/ Dining Area: 6.26m x 5.35m Large open plan space with engineered wood flooring and unique panelled substantial bay window. Original shutters in perfect condition. Double aspect Georgian windows with great natural light.

Kitchen: 2.55m x 2.02m Linehan designed kitchen with quartz worktop and all kitchen appliances integrated. Engineered wood flooring and fantastic natural light coming in from the large Georgian window facing west.

Bedroom: 2.82m x 3.99m Double room with quality wool carpet and large Georgian window overlooking courtyard.

Bathroom: 2.38m x 1.77m Modern tiling with Villeroy & Boch sanitary ware. Power shower with bath and two piece suite. Heated towel rail. High quality finish throughout.

BER Information

BER: Exempt

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