

63 Blackrock Grove, Eden, Blackrock, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this stunning, newly refurbished two bedroom duplex apartment in the much acclaimed development of Eden, Blackrock, Cork. Situate close to all amenities and presented in what can only be described as turnkey, show home condition, this property is sure to appeal to a host of buyers within the market, be it first time buyers or investors alike. Upon entering the property viewers will be drawn to the high level of attention to detail the current owners have lavished on the property as part of the recent refurbishment with high end finishes and a warm colour palette.

Accommodation within the property consists of a reception hallway, two bedrooms and family bathroom on ground floor while upstairs the property boasts a superb, light-filled dual aspect open plan kitchen/dining/living area.

AMV: €315,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

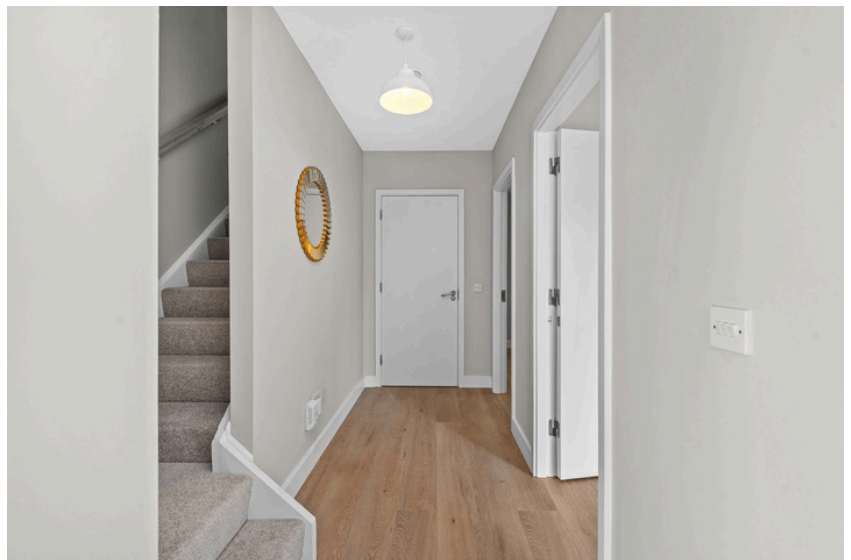
| FEATURES

- Fully refurbished to Show Home Standard
- New modern fitted kitchen with integrated appliances
- New bathroom suite & tiling
- New flooring throughout
- Newly redecorated in a warm attractive colour palette
- BER B2 - Qualifying the property for Green Mortgage Interest Rates
- Approx. 78.36 Sq. M. / 843 Sq. Ft.
- Built in 2007
- Rental potential of up to €2,500 per month
- Gas fired central heating
- Double glazed windows
- West facing aspect
- Superb balcony at first floor level
- 1 x allocated parking space
- Sought after residential area close to all amenities including Blackrock Village, Blackrock Railway Greenway & the Marina
- 3km from Cork city centre
- Served by 202 and 215 bus routes

| RECEPTION HALLWAY

4.36m x 1.4m (14'3" x 4'5")

A teak door with glass centre panelling allows access to the main reception hallway. This beautifully presented hallway features a large window to the front of the property flooding the area with natural light, attractive décor setting the tone for the entire property and new high quality laminate timber flooring. There is one radiator, one centre light piece, two power points, and one telephone point.



| BEDROOM 1

3.25m x 3.8m (10'6" x 12'4")

Located on the ground floor, this spacious attractively decorated double bedroom offers high quality laminate timber flooring, one window to the rear of the property, one centre light piece, one radiator, and four power points.



| BEDROOM 2

3m x 3.8m (9'8" x 12'4")

A spacious double bedroom has one window to the front of the property. The room offers high quality laminate flooring, attractive décor, one centre light piece, one large radiator, and four power points.



| BATHROOM

1.85m x 2.36m (6'0" x 7'7")

A superb, newly refurbished family bathroom features a three piece suite finished with attractive modern floor and wall tiling. There is integrated storage located under the sink, a wall-mounted mirror with integrated ambient LED lighting, one window to the rear, one centre light piece, one radiator and an extractor fan.



| STAIRS AND LANDING

The stairs are fitted with new carpet flooring throughout. The landing area one window to the rear, one centre light piece, a thermostat control for the heating ,and a walk in hot press area which is carpeted and shelved for storage.



| OPEN PLAN KITCHEN/DINING/LIVING

6.2m x 5.3m (20'3" x 17'3")

This magnificent, dual aspect room offers an impressive west facing aspect to the front, flooding the area with natural light. The room offers new high quality laminate flooring throughout and boasts glazed double doors leading you to an enclosed balcony to the front. The room has an attractive warm colour palette, one centre light piece, one smoke alarm, two radiators, four power points, and two television points. There is extensive dining and living space within the room.



The kitchen features impressive newly fitted units at eye and floor level finished in a charming navy colour scheme with contrasting granite effect worktop counters surrounded by subway tiling. The kitchen includes an integrated fridge/freezer, dishwasher, oven/hob/extractor fan, one centre light piece and one window to the rear of the property.

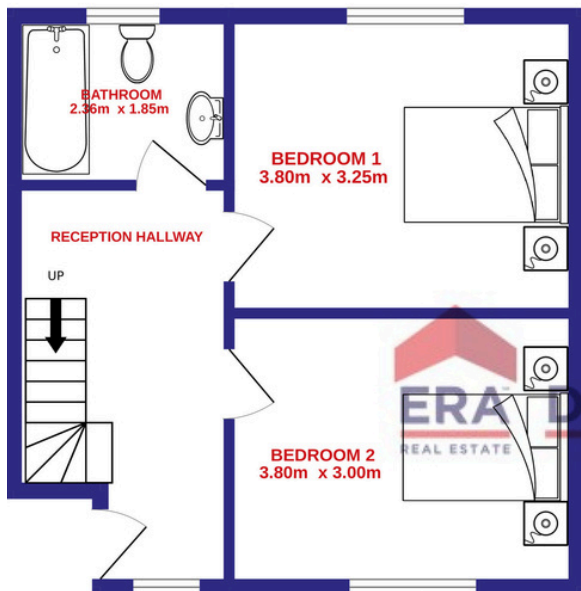
| STORAGE AREA

1.83m x 0.9m (6'0" x 2'9")

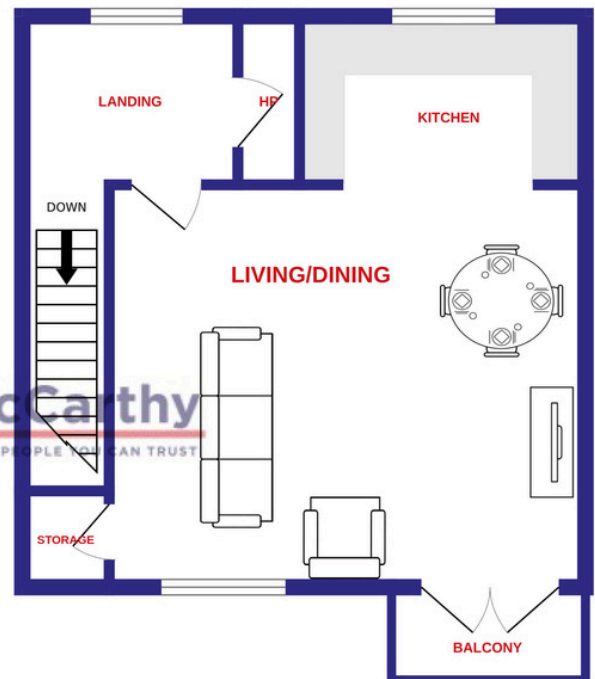
Located off the dining/living space, this convenient walk in storage room features wall-mounted shelving, one centre light piece, and laminate timber flooring.

| FLOOR PLAN

GROUND FLOOR

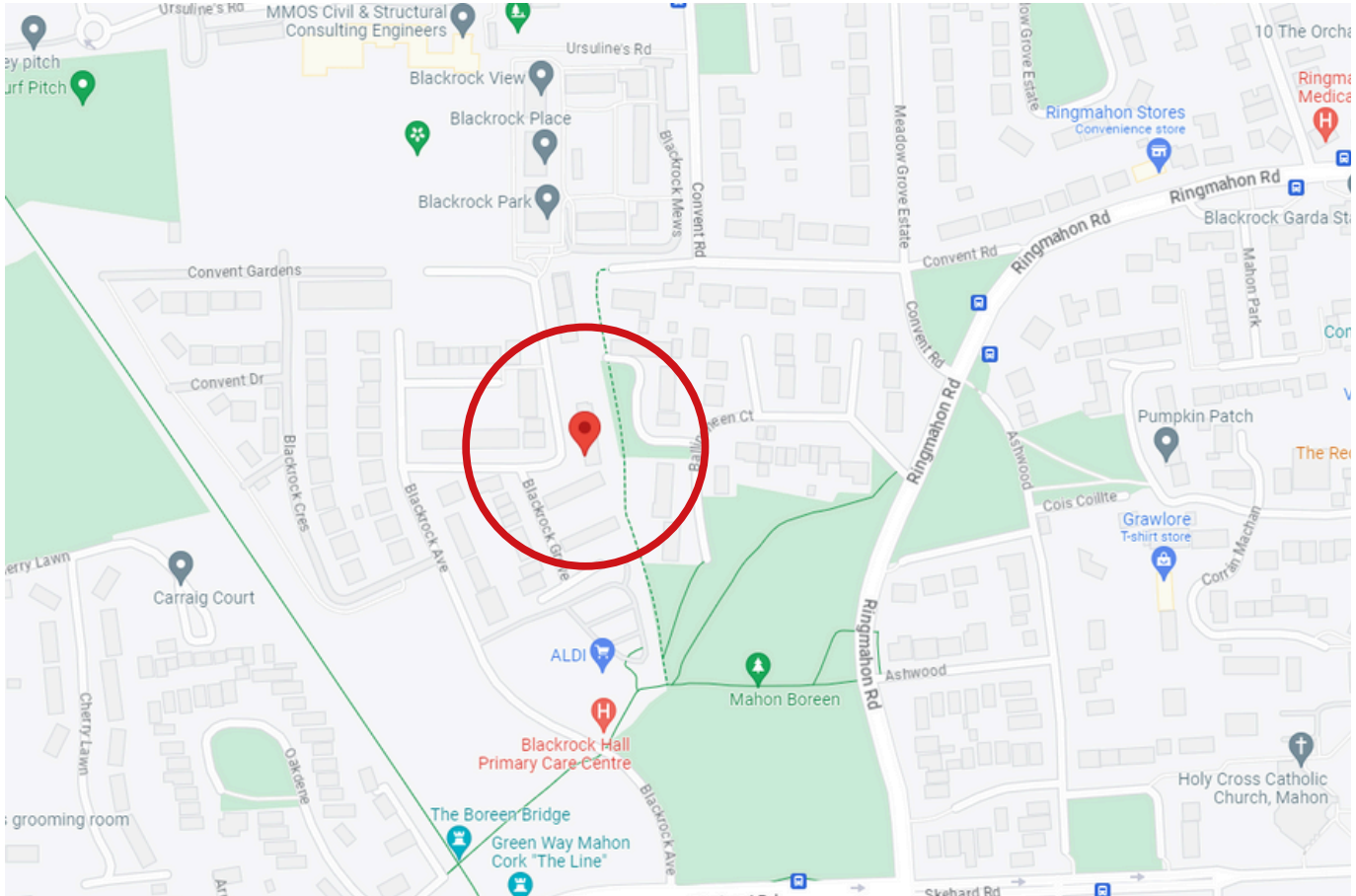


1ST FLOOR



| DIRECTIONS

Please see Eircode T12 K850 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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