

3 Blackrock Place, Eden, Convent Road, Blackrock, Cork City **BER B2**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch the superbly presented, spacious 2 bedroom duplex apartment to the market positioned within the highly sought after development of Eden, Blackrock. Located a mere five minute walk from the now bustling village centre the area benefits from all local amenities at its door.



AMV: €225,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 8.9m x 1.1m

An open porch allows access to a composite door with centre glass paneling. This in-turn allows access into the reception hallway.

A bright and spacious reception hallway offers fantastic new oak flooring and neutral décor. Other features include two centre light piece, one radiator, two power points and a hot press area which is shelved for storage.

- Open Plan Dining/Living Area 7.0m x 3.8m

A superb open plan room offers double doors at the rear of the room which allow access to a fantastic West-facing patio area overlooking the picturesque Ursuline convent grounds. The room has new oak timber flooring throughout, two centre light piece, one large radiator, extensive dining space, eight power points, two television points and a two telephone points. Located at the rear of the room is the boiler area which can also be used for storage.



- Kitchen 1.8m x 2.7m

An open arch from this area allows access to the kitchen.

The kitchen features modern high gloss fitted units at eye and floor level finished in a U shape with extensive worktop counter and a tiled splash back. The kitchen has tile flooring, recess spot lighting, ten power points and comes complete with an integrated oven, hob, extractor fan, fridge/freezer, dishwasher and a stainless steel sink.

- Bedroom 2 3.7m x 2.7m

This spacious ground floor double bedroom has a feature floor to ceiling height window to the front of the property including a venetian blind. The room has carpet flooring, built-in units from floor to ceiling, one radiator, one centre light piece, six power points and attractive décor.



- Family Bathroom 1.7m x 2.4m

The main bathroom features a three piece suite with a pump action shower fitted over the bath. The room has tile flooring and tiling surrounding the shower area with an attractive border tile inlay. There is one wall mounted light piece, recess spot lights, an extractor fan, a stainless steel heated towel rail and built-in storage under the sink.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The large landing area has two centre light piece and a radiator.

- Bedroom 1 3.2m x 3.9m

This spectacular double bedroom offers a feature floor to ceiling height window to the front of the property which floods the room with natural light and overlooks the beautifully maintained communal gardens within the Eden development. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator, eight power points, one telephone point and one television point.



- En Suite 2.2m x 1.4m

The en suite bathroom features a double shower with attractive tiling and border tiles. Features include tile flooring, storage under the sink and a tile splash back surrounds the sink,. There is one centre light piece, one wall mounted light piece and a heated towel rail.


- Utility Room 2.2m x 1.2m A versatile utility space has plumbing for a washing machine and space for a drier. The room has carpet flooring, four power points, one centre light piece and one extractor fan.

Features

- 90 Sq.M / 969 Sq.Ft
- Year Built- 2006
- BER B2
- West-facing rear balcony overlooking the picturesque tree lined Ursuline Convent grounds
- Modern high gloss fitted kitchen with integrated appliance
- 2 Spacious double bedrooms
- Superb new semi solid oak timber flooring on the ground floor
- Much sought-after location close to all amenities
- 15 minute walk to Mahon Point Shopping & Commercial centres
- Gas Fired Central Heating
- Double glazed windows
- Management fees €1425 per annum to include refuse collection block management and block maintenance.
- Parking space
- Sold with vacant possession
- Current rent passing €1150 per month
- New rent from 1st January 2021 €1226 per month

Directions

Please see Eircode T12 K540 for directions

	<p>Garry O'Donnell 60 South Mall, Cork 087 7522244 garry@eracork.ie</p>
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