



Downey McCarthy

...the people you can trust

20 Drumcora Mews, Blackrock, Cork



Location Location Location!

Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom townhouse situated in the mature and sought after residential development of Drumcora Mews in the heart of Blackrock village, Cork. This idyllic setting off the Blackrock Road benefits from its proximity close to all local amenities and family pursuits including cafes, bars, weekly farmers market, primary and secondary schools and sporting clubs. The property offers generous living accommodation, three spacious bedrooms and a private sunny rear garden. It will no doubt catch the eye of first time buyers, savvy investors and down sizers.



AMV: €365,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 88.5 Sq. M. / 953 Sq. Ft.
- Built in 1995
- Adjacent to Blackrock village and its amenities including cafes, bars, weekly farmers market, primary and secondary schools and sporting clubs
- Easy access to the popular Blackrock Marina, Atlantic Pond trail & Blackrock to Passage Greenway
- BER D2
- Gas fired central heating
- Double glazed PVC windows
- Wall and attic insulation completed (Not included as part of the BER Rating)
- Three spacious bedrooms
- Superb rear garden
- Allocated parking space
- 30 minutes walk to Mahon Point Shopping & Retail centres and Cork city centre

| RECEPTION HALLWAY

3.95m x 1.8m (12'9" x 5'9")

A teak door with glass side panelling allows access to the welcoming reception hallway. The area has carpet flooring, attractive covings surrounding the ceiling, one centre light piece, one radiator, two power points and one telephone point. There is extensive under stairs storage and a door allowing access to the guest w.c.

| GUEST W.C

1.4m x 0.8m (4'5" x 2'6")

The guest w.c features a two piece suite with tile flooring, a tiled splashback, one centre light piece and an extractor fan.

| LIVING ROOM

3.95m x 3.6m (12'9" x 11'8")

The living room has one window overlooking the front of the property including a curtain rail, curtain and net blind. The room has carpet flooring, attractive covings surrounding the ceiling and centre light piece, one radiator, a fireplace with gas insert, six power points, one television point and double doors allow access to a formal dining room.



| KITCHEN

3.8m x 2.77m (12'4" x 9'0")

The kitchen features solid oak fitted units at eye and floor level in an L shape with extensive worktop counter space and a tiled splashback. The kitchen accommodates a gas cooker, plumbing for a washing machine, space for a fridge freezer, a stainless steel sink and has a window overlooking the rear of the property and a PVC door with glass panelling allows access to the rear garden and patio area. The room has attractive covings surrounding the ceiling and centre light piece, vinyl floor covering, one radiator and seven power points. A door from the kitchen allows access to the formal dining room.



| DINING ROOM

3.8m x 2.67m (12'4" x 8'7")

The dining room features carpet flooring, attractive covings surrounding the ceiling and centre light piece, one radiator, four power points and a sliding door allowing access to the patio and garden.



| STAIRS AND LANDING

2.72m x 1.96m (8'9" x 6'4")

The stairs and landing have carpet flooring throughout and at the top of the landing there is one centre light piece, two power points, an access hatch to the attic and a hot press area which is shelved for storage.

| BEDROOM 1

4.4m x 3.5m (14'4" x 11'4")

Located at the rear of the property, Bedroom 1 has one window overlooking the rear garden with a curtain rail and curtain. The room has an array of built-in units from floor to ceiling, carpet flooring, one centre light piece, one radiator, four power points and covings surrounding the ceiling and centre light piece.



| BEDROOM 2

3.35m x 3.5m (10'9" x 11'4")

A large double bedroom has one window to the front of the property including a net blind, a curtain rail and curtains. The room has built-in units from floor to ceiling, carpet flooring, one centre light piece, one radiator, four power points and coving surrounding the ceiling and centre light piece.



| BEDROOM 3

2.34m x 2.58m (7'6" x 8'4")

Bedroom 3 has one window to the front of the property including a curtain rail and curtains. The room has a built-in bed with integrated storage and shelving overhead. There is carpet flooring, one centre light piece, two power points, one radiator and covings surrounding the ceiling and centre light piece.

| BATHROOM

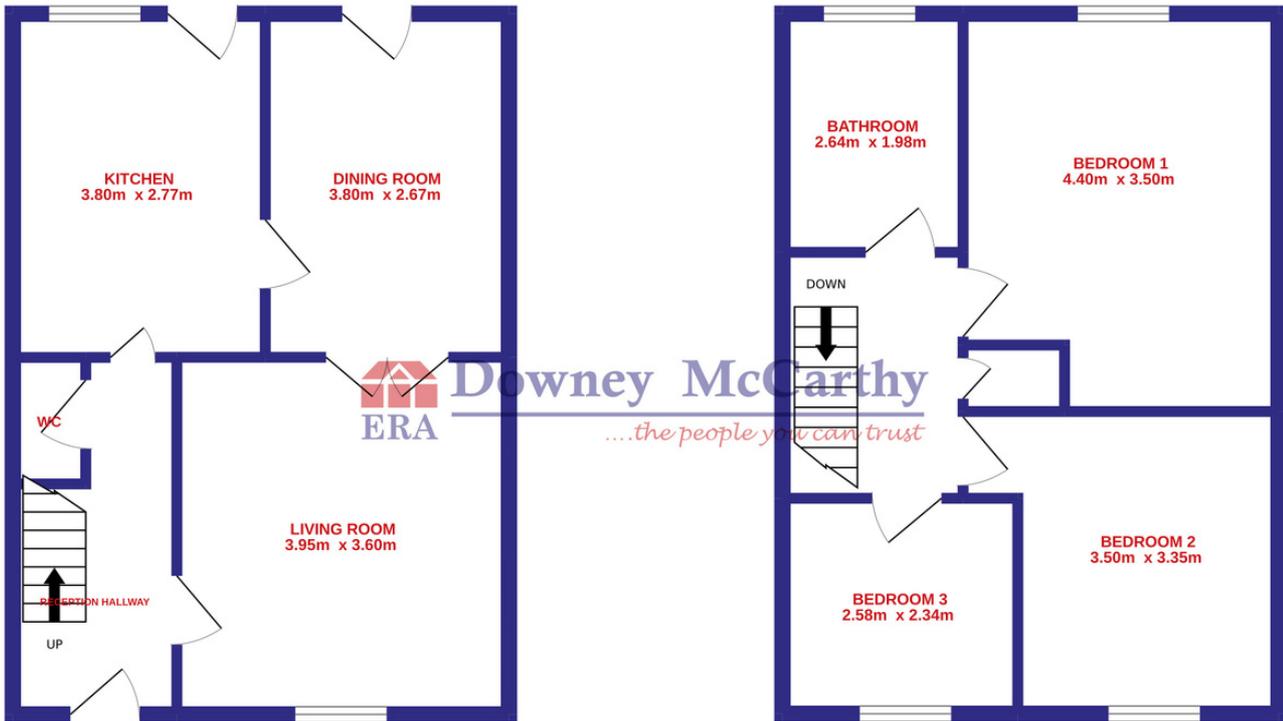
2.64m x 1.98m (8'6" x 6'4")

The family bathroom features a four piece suite. The room has vinyl floor covering, one window overlooking the rear of the property, one centre light piece, one radiator, covings surrounding the ceiling and tiled splashback.

| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



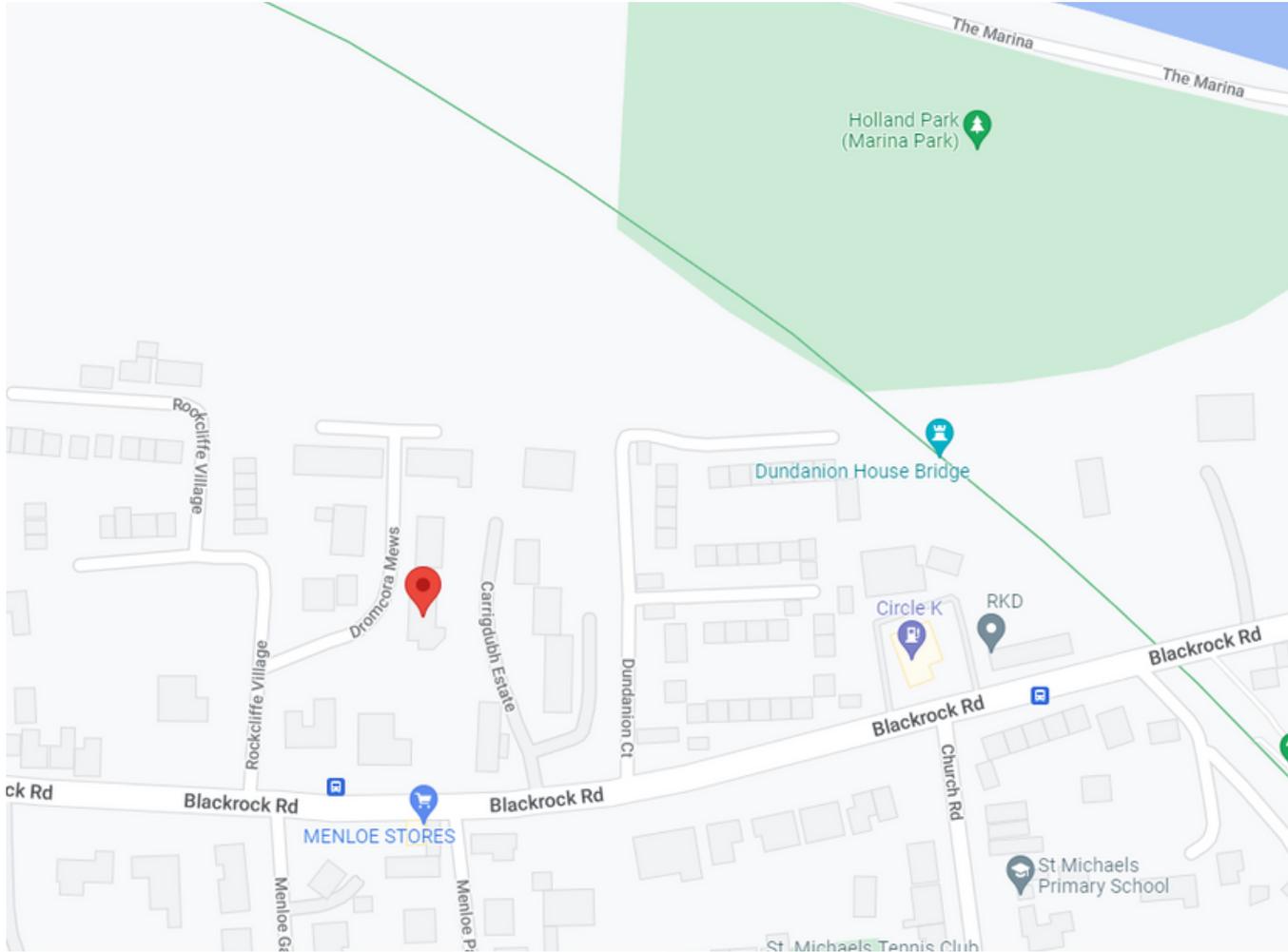
TOTAL FLOOR AREA : 88.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 PFN8 for directions.



| ALL ENQUIRIES TO:

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