

## Eskbank, Old Blackrock Road, Cork



**FOR SALE BY PRIVATE TREATY**

Delightful property in the heart of the city. This bright light filled house is in great condition and has been lovingly preserved by its current owners. Built c.1880 this house radiates character, with original woodwork, extra height ceilings and large windows adding to its overall charisma. Externally the grounds are mature yet modest with original stone feature wall and ample car parking available.

There are 3 striking and airy reception rooms in addition to an informal kitchen/breakfast area on the ground floor with 4 double bedrooms, 2 of which are ensuite, overhead.

A 15-minute walk brings you into the hustle and bustle of Cork's city centre, and a 3-minute drive brings you onto the South Link Road network. There are excellent primary and secondary schools in the vicinity as well as a multitude of other conveniences and amenities.

**DETACHED**

**4 BED**

**2,293 sq.ft.(213 sq.m.)**



Agent: Jackie Cohalan  
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**Viewings Strictly By Appointment With Sole Agency**

## Accommodation

### Entrance Hall

Solid oak wood flooring, 3.1m high ceilings with cornicing. Original door with fan light overhead.

### Living Room

**4.7m x 4.2m**

3.1m ceilings with cornicing, hexagonal bay window (2.4m x 1.2m), fitted wood burning stove, carpet floor covering, large windows facing south and west.

### Family Room

**4.8m x 4.2m**

Solid oak wood flooring, 3.1m ceilings with original cornicing, feature stone fireplace with gas fitted stove, large south facing windows, opening up into;

### Kitchen

**5.0m x 2.3m**

Eye and floor level units, exposed original stone façade feature, Range Master with double oven, grill, 5 rings and pot warmer, integrated fridge freezer, integrated dishwasher, combination of wood and tiled floor covering, velux window and east facing window, opening up into;

### Breakfast Area

**3.1m x 2.4m**

Original oak flooring and eye and floor level storage.

### Study

**4.2m x 3.5m**

Pitched pine floor covering, 3.1m ceilings, open fire with stone surround, west facing window.

### Utility

**2.4m x 1.7m**

Oakwood flooring, plumbed for washing machine, sink.

### Downstairs WC

**2.2m x 1.4m**

Feature stone wall, glass sink unit, wc, tiled floor covering.

### Door to rear

Original Stairs to First Floor

## Half Return

### Shower Room

**3.1m x 1.7**

Full tiled with electric shower, sink and wc. Tiled floor covering. Velux Window

### Bedroom 1

**4.2m x 3.7m**

Original wood floor covering, 2.7 m height ceilings, west facing window, steps down to;

### Ensuite Bathroom

**2.9m x 1.7m**

Jacuzzi bath with shower overhead, partially tiled, fully tiled floor covering, feature sink with tile splashback and integrated mirror.

### Bedroom 2

**4.2m x 3.1m**

Original wood floor covering, 2.7 m height ceilings, south and west facing windows.

### Wet Room

**2.3m x 0.9m**

Electric shower, sink and wc.

### Bedroom 3

**4.6m x 2.5m**

Original wood floor covering, 3.1m height ceilings, 2 door fitted wardrobes, south facing window

### Bedroom 4

**4.1m x 2.2m**

Original wood floor covering, 3.1m height ceilings, south facing window

### Walk Through Dressing Area

**2.1m x 1.5m**

Original wood floor covering. 4 door fitted wardrobes

### Fitted Stira to the Attic

### External

Site extends to 0.2 acres approx  
Shed



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