

## 1 Shanakiel Place, Blarney Road, Cork



ERA Downey McCarthy Auctioneers are very pleased to present to the market this beautiful three bedroom townhouse, situated in a much sought after residential location in Shanakiel Place, Blarney Road, Cork. The property has been attractively decorated by its current owners, and is ideally located within close proximity of Apple Headquarters, Sundays Well, UCC and CUH with the western suburbs of Bishopstown, Ballincollig and Blarney also within easy reach.

Accommodation consists of reception hallway, living room, kitchen, utility room, and bathroom on the ground floor. Upstairs the property offers three bedrooms.

**AMV: €275,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 78.58 Sq. M. / 846 Sq. Ft.
- Built in 1900 approx.
- Totally renovated in recent years
- BER D1
- Natural gas fired central heating
- Super south facing rear garden
- Idyllic sunny patio area
- Double glazed windows
- Three double bedrooms
- Beautifully presented with modern finishes throughout
- Much sought after residential location
- Adjacent to Apple HQ, UCC, CUH, & Cork city centre
- Close to all local amenities, schools, shops, garage, bus routes
- Excellent first time buy/investment opportunity

## | RECEPTION HALLWAY

2.89m x 1.02m (9'4" x 3'3")

A high quality solid teak door with centre glass panelling allows access to the main reception hallway. The hallway features high quality timber flooring, centre light fitting, attractive décor and colour palette, and access to the electrical service board.



## | LIVING ROOM

5.65m x 3.86m (18'5" x 12'6")

The bright living room has one window to the front of the property, quality timber flooring throughout, attractive neutral décor, two light fittings, large radiator, fantastic built-in electric fireplace and built-in shelving.



## | KITCHEN

3.15m x 3.6m (10'3" x 11'8")

The kitchen features modern fitted units at eye and floor level with worktop counter, window to the rear, space for a fridge freezer, space for an oven/hob/extractor fan, radiator, feature centre light piece, neutral décor, and high quality timber flooring. A door allows access to the utility room.



## | UTILITY ROOM

1.54m x 1.84m (5'0" x 6'0")

The utility room has fitted units at eye and floor level, a stainless steel sink, tile flooring, centre light fitting, plumbing for a washer/dryer, neutral décor, and a door allows access to the rear of the property. Another door allows access to the bathroom.



## | BATHROOM

2.2m x 1.87m (7'2" x 6'1")

Located on the ground floor, the bathroom features a three piece suite including a corner shower cubicle incorporating a power shower off the mains. The room has modern floor and wall tiling, attractive décor, frosted window to the rear, radiator and extractor fan.



## | STAIRS AND LANDING

6.43m x 0.98m (21'0" x 3'2")

The stairs and landing are fitted with carpet throughout. The gas boiler is housed on the landing.

## | BEDROOM 1

2.94m x 3.83m (9'6" x 12'5")

This double bedroom has two windows overlooking the front of the property, carpet flooring, radiator, centre light fitting, attractive décor and colour palette.



## | BEDROOM 2

3.27m x 2.84m (10'7" x 9'3")

This double bedroom has one Velux window, carpet flooring, centre light fitting, radiator, attractive décor and colour palette.



## | BEDROOM 3

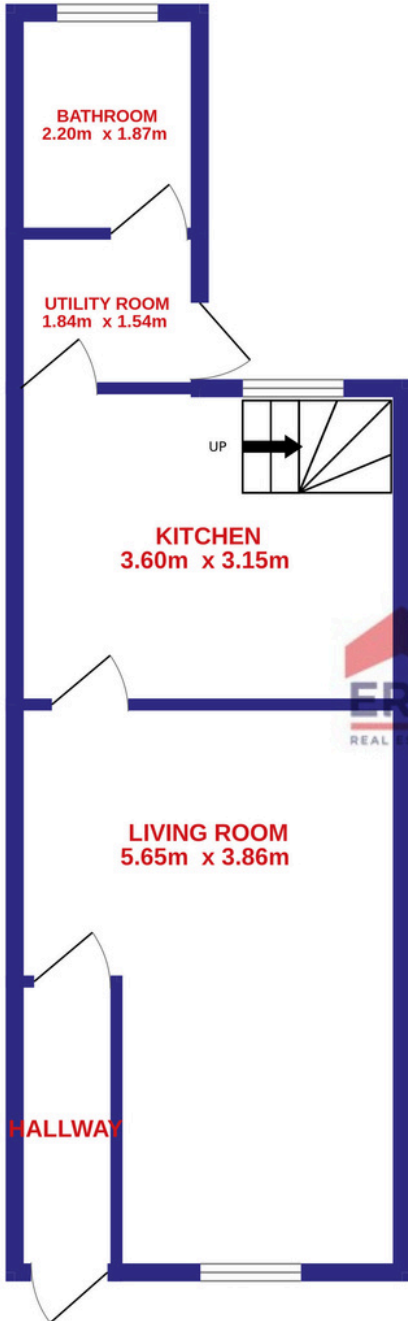
2.68m x 3.24m (8'7" x 10'6")

Currently in use as a home office, this double bedroom has one window to the rear, carpet flooring, radiator, centre light fitting and attractive décor.

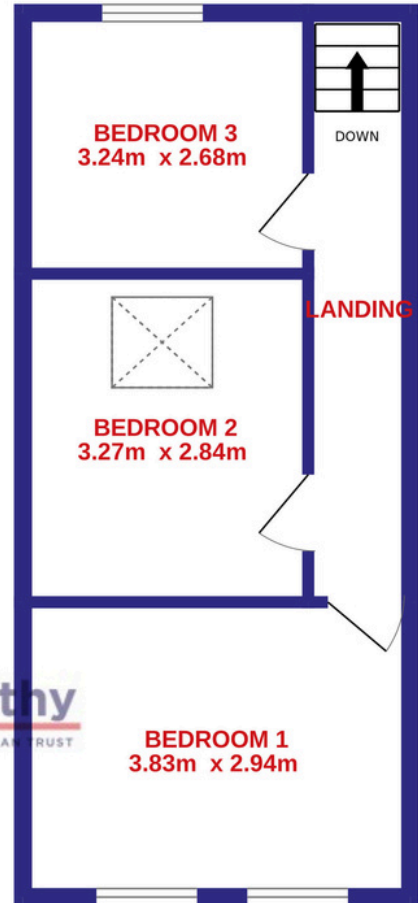


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

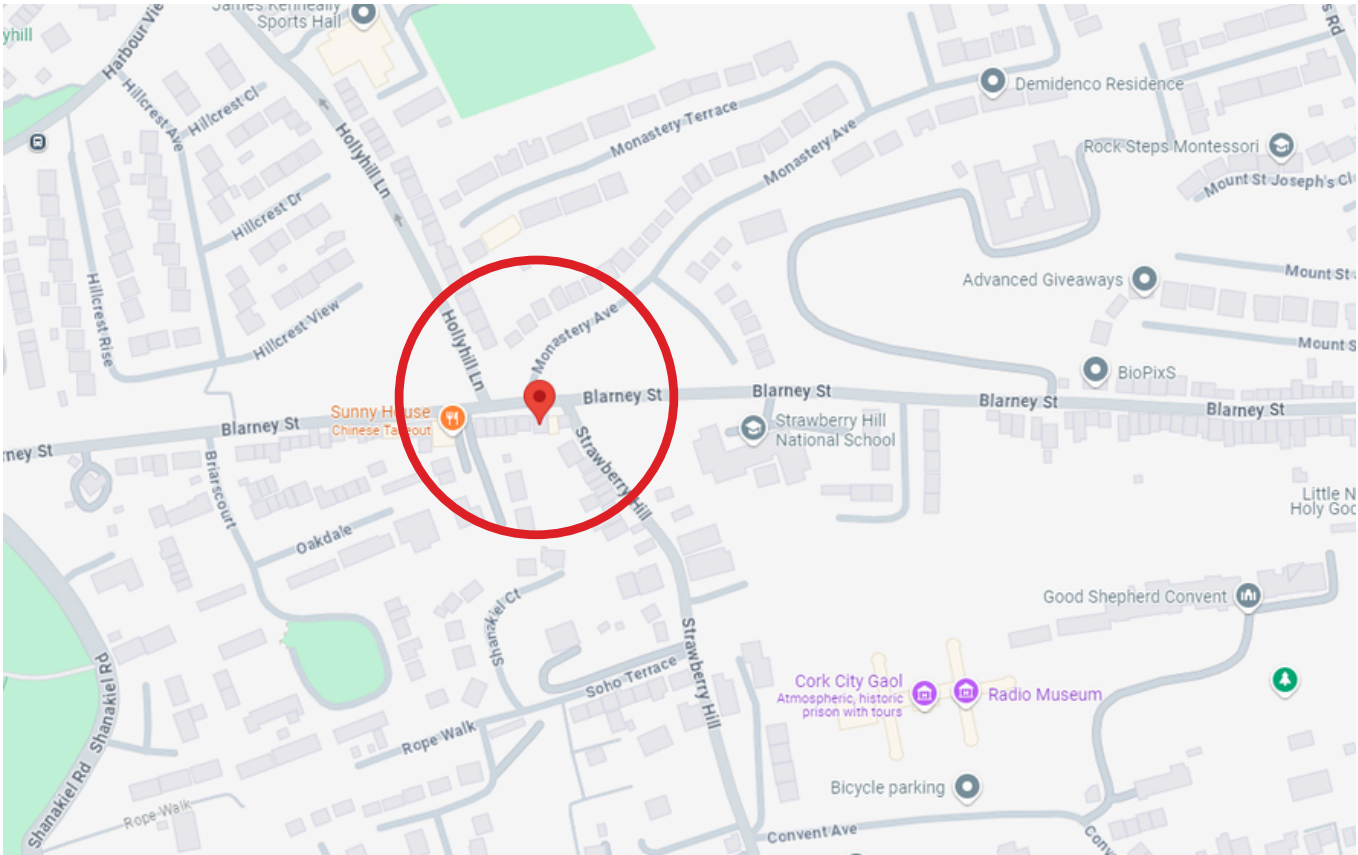
## | GARDENS AND EXTERIOR



The rear of the property is fully enclosed and boasts a south facing aspect. There is a beautifully designed patio with tile flooring which is ideal for outdoor entertaining, and a maintenance free gravel area with flower beds.

## | DIRECTIONS

Please see Eircode T23 V2H0 for directions.



## | ALL ENQUIRIES TO:



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