

12 Park View, Victoria Road, Blackrock, Cork City

BER E1



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this perfectly positioned period dwelling located at the city end of the Blackrock Road allowing access to Cork city within a short 10 minute stroll or Blackrock village within a 30 minutes.



€300,000

PSRA Licence No. 002584

Accommodation

- Porch


An aluminum door with glass paneling allows access to the porch area. The porch has tile flooring and in turn allows access to a superb timber door with stained glass centre paneling and side paneling.
- Reception Hallway 8.76m x 1.74m

The reception hallway has carpet flooring throughout, one centre light piece, one radiator, under-stair storage and two power points. Doors off the area allow access to a shower room and separate Guest W/c.
- Shower Room

The shower room has a two piece suite with a corner shower area incorporating a Mira Sport electric shower. There is one window to the side of the property, one radiator and tiling throughout.
- Guest W/C

The guest W/c has a two piece suite with one window to the side of the property. There is one centre light piece and vinyl floor covering.
- Living Room 3.96m x 3.92m

A bright, spacious room has one window to the front of the property including a curtain rail, curtains and net blinds. The room has carpet flooring, 9 1/2 Ft high ceilings and one centre light piece. Other features include one radiator, four power points and two television points.


- Family Room 3.52m x 3.92m

A versatile room has one window to the rear of the property which includes a curtain rail and a set of curtains. The room has carpet flooring, one large radiator, one centre light piece and six power points.
- Kitchen/Dining 5.14m x 3.23m

A large extended kitchen/dining area features units at eye and floor level and an extensive worktop counter. The area has a tile splash back throughout, vinyl floor covering, two windows to the side of the property and PVC door with glass paneling allowing access to the rear yard. The kitchen includes an integrated double oven, hob, extractor fan, plumbing for a washing

machine, space for a drier, one centre light piece, one radiator and nine power points.



- First floor stairs and landing

The area has carpet flooring throughout and at the half landing there are three windows which flood the area with natural light.

- Bathroom 2.37m x 1.9m

The bathroom features a three-piece suite. There is one window to the side of the property, carpet flooring, tiling from floor to ceiling, one centre light piece and one radiator.

- Bedroom 1 3.41m x 2.96m

Located at the rear of the half landing, the room has one window to the rear of the property with a curtain rail and curtains. The room has carpet flooring, one radiator, wall mounted shelving, one centre light piece, four power points and a phone point.



- Bedroom 2 3.5m x 3.96m

This large double bedroom has one window to the rear of the property which includes a curtain rail and curtains. The room has carpet flooring, one centre light piece, one wall mounted light piece, one radiator and four power points.

- Bedroom 3/ Lounge 4.01m x 6.1m

This spectacular dual aspect room offers two large windows to the front and one to the side of the property. The room offers magnificent 9 Ft high ceilings, carpet flooring throughout, two large radiators and four power points.

• Stairs and half landing		The second floor stairs and landing offer two power points and carpet flooring throughout.
• Bedroom 4	2.95m x 4.62m	This dual aspect room has one window to the rear of the property and one window to the side both including curtain rails and curtains. The room has carpet flooring, one centre light piece, one large radiator and four points.
• Bedroom 5	3.98m x 2.88m	A large double bedroom has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, one centre light piece, one large radiator, one centre light piece and four power points.
• Bedroom 6	3.98m x 2.85m	A large double bedroom has one window to the front of the property which includes a curtain rail and curtains. The room has carpet flooring, one centre light piece, one radiator, one television point and four power points.
• Bathroom	2.54m x 1.56m	The bathroom features a three piece suite with a Mira Elite electric shower over the bath. There is vinyl floor covering, tiling surrounding the bath, one velux window to the rear of the property and a radiator.
• Store Room	3.51m x 2.22m	The room has one window to the rear of the property, vinyl floor covering, units at eye and floor level with worktop counter space, one centre light piece, one radiator and four power points.

Features

- Large corner site
- Excellent location adjacent to Cork city centre and Cork Docklands
- Approx. 2100 Sq FT
- Ideal investment/Family residence
- Built in 1890
- Double glazed windows
- Gas fired central heating
- Private enclosed rear yard

Directions

Please use Eircode T12F104.



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