

11 Blackrock Place, Eden, Blackrock, Cork



ERA Downey McCarthy are proud to present this beautiful two bedroom 2nd floor apartment, located in the ever desirable Eden development in Blackrock. Accommodation comprises of: Hallway, open plan kitchen/ dining /living room, balcony, utility room, 2 double bedrooms, one ensuite and one bathroom.



€220,000

PSRA Licence No. 002584

Accommodation

- Hallway 1.14m x 2.54m T shaped hallway and the second set of measurements are 3.4 x 1.38 metres. The hallway has a storage press which is like a utility room.
- Utility Room 1.47m x 1.47m This area houses the washing machine, a light fitting, a coat rack and tile floor.
- Living Area 6.22m x 3.83m A very spacious living room with one large window to the side, the area also has an opening onto the balcony with French doors with fitted blinds giving access. The living room has two light fittings, a solid tile floor and open access to the kitchen area.



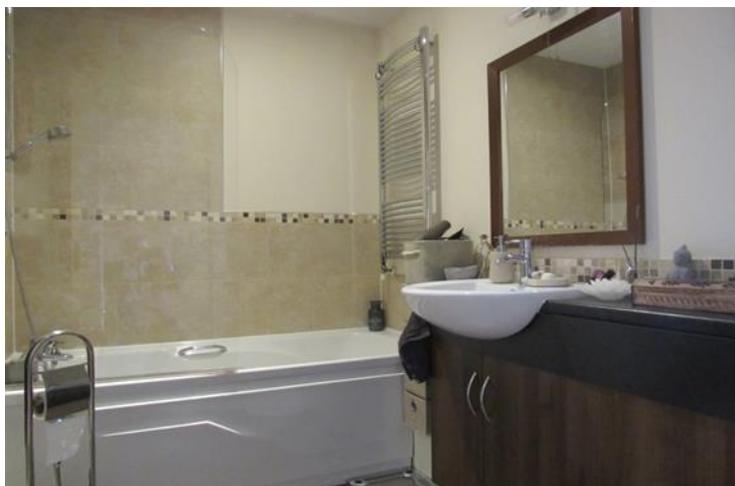
- Kitchen 3.03m x 1.92m A fully fitted kitchen with integrated appliances such as fridge freezer, oven and hob, extractor unit, fitted sink and an under counter dishwasher. The kitchen has very attractive kitchen units, recess lighting in the ceiling and one large window overlooks the side of the property.



- Balcony 4.13m x 1.81m The balcony is an enclosed area that is very well fitted with glass panels for security and safety. The area has fitted shelving, fitted press which houses utilities, one centre light fitting and a deck-style floor. The balcony overlooks the gardens of the Ursuline convent, some mature trees and is West facing so it gets the evening sunshine.

- Main Bathroom 2.41m x 1.71m

A very well appointed bathroom with fully tiled walls around the bath. The area has a heated towel rail, shower off the mains, tiled floor and a built-in bathroom/cabinet unit which houses the wash-hand basin, mirror, shaver light, extractor fan and recess lighting in the ceiling.



- Bedroom 1 4.49m x 2.61m

A spacious main bedroom with one large window going from floor to ceiling that overlooks the central garden area. This window is fitted with blinds, curtains and curtain pole. The area has one radiator, built-in bedroom wardrobe, centre light fitting and carpet flooring. This bedroom also has a en suite.



- En Suite 2.05m x 1.45m

The en suite has a wash-hand basin, fitted unit, one W.C and an extra wide shower area that is fully tiled with a sliding chrome and glass shower door. The area also has an extractor fan, recess lighting, shaver light and fully tiled floor.

- Bedroom 2 4.9m x 2.6m

Another spacious bedroom with a tall window that overlooks the front with blinds, curtains and curtain pole. The area has built-in a bedroom wardrobe, radiator, centre light fitting and carpet flooring.

Features

- 800 sq. Ft. Approx.
- Built in 2006 approx.
- Spacious Dual aspect apartment
- Modern top quality fit out
- Finished to a very high standard
- Natural Gas Fired central heating
- There is an internal lift in the building.
- Designated car parking for one vehicle
- Underground gated car park.
- Master Bedroom Ensuite

Directions

Go to Blackrock village and pass the Ursuline Convent. At The Pier Head Inn turn right and go onto Convent road. The road swings around until you come to the entrance for Eden on your right hand side. Go in here and take an immediate left. There are parking spaces for visitors on the left hand side and parking for residents is underground. Blackrock Place is the middle block facing the communal garden in the centre.



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