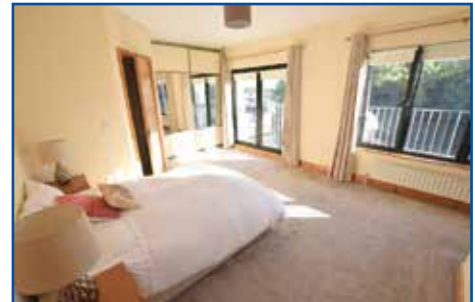




# Downey McCarthy

*....the people you can trust*

## 16 Brickfields, Skehard Road, Blackrock, Cork



ERA Downey McCarthy are delighted to present to the market this truly superb four bedroom duplex apartment situated in the much acclaimed development of Brickfields on the Skehard Road, Blackrock, Cork. The property is ideally located between Douglas Village and Mahon Point. Douglas village offers a host of amenities including 2 shopping centres, schools, churches, pubs, restaurants, cafes, golf club and other sporting clubs/facilities. Mahon Point is home to one of the largest shopping centres in Munster as well as employment hub City Gate. Accommodation consists of reception hallway, superb open plan kitchen/dining/living area with a feature glass window, spacious double bedroom and family bathroom on level 1 while upstairs boasts three spacious bedrooms. The entire property is decorated to an exceptionally high standard. Viewing a must !!

**AMV : €275,000**

**60 South Mall, Cork.**

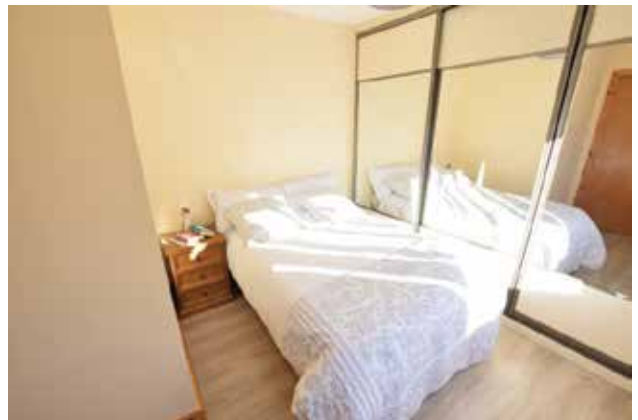
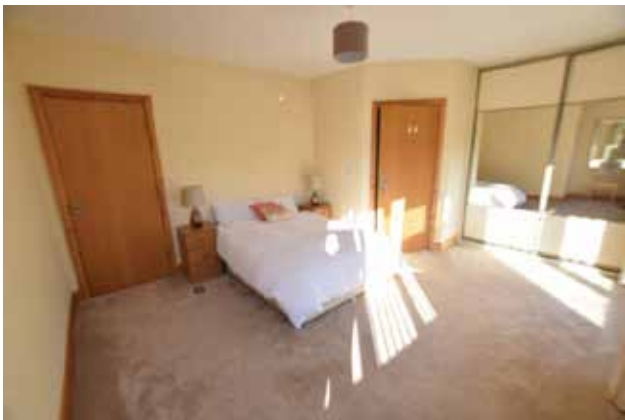
**Tel:** 021 4905000 | **Fax:** 021 4905005

**Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## FEATURES

- Built in 2006
- 1345 sq.ft. (125 sqm)
- Ample parking
- Gas fired central heating
- Double glazed windows
- Fully alarmed
- Four spacious bedrooms fitted with Sliderobe units
- Modern fitted kitchen
- Tastefully decorated throughout
- Modern tiling in the main bathroom and in the en-suite
- High quality electrical specification
- 15 min walk to Mahon Point, City Gate & Douglas
- On a main bus route to Cork City centre and Mahon Point



## **ACCOMMODATION IN BRIEF**

The outside front of the property features a concrete staircase with external lighting allowing access from the main common areas to the porch in no. 16. The property has a maintenance free facade with a smooth plaster finish. Access to the main reception hallway is through your 'own front door' of teak and centre glass paneling.

### **RECEPTION HALLWAY: (4M X 2.6M)**

A fantastic bright and spacious reception hallway with luxurious décor throughout. The area has a high quality tiled flooring, extensive under stair storage, one centre light piece, one smoke alarm, one alarm control point, one radiator, two phone points and a hot press area which is shelved for storage.

### **OPEN PLAN KITCHEN/DINING/ LIVING AREA: (6.3M X 6.4M)**

A superb open plan area in an L-Shape with two west-facing windows, one standard window and one feature glass window in the kitchen area from floor to ceiling.

The living area has attractive neutral décor, laminate timber flooring and extensive living space. Features include one radiator, two centre light pieces, six power points, one tv point, one thermostat control for the heating.

The kitchen features modern fitted units at eye and floor level in an L-Shape and offers extensive worktop counter space and a tiled splash back. The kitchen includes an integrated oven, hob, extractor fan, bowl and a half stainless steel sink, plumbing for a dishwasher, washing machine and space for a dryer. The area has tiled flooring, extensive dining space, one centre light piece, eleven power points and one smoke alarm.

### **BEDROOM 4: (3.1M X 3.8M)**

This bedroom is situated on the ground floor. It is a magnificent spacious double bedroom that

has attractive décor throughout which includes high quality laminate timber flooring and a most impressive array of built-in Sliderobes units from floor to ceiling. The room has one window to the front of the property which includes curtain rail, curtains and roller blind. Also included is one centre light piece, one radiator and two power points.

### **FAMILY BATHROOM: (3.6M X 1.9M)**

A superb main bathroom that features a three piece suite with a pump action shower fitted over the bath. The room has tiled flooring, tiling surrounding the bath with attractive border tiles, one centre light piece, one extractor fan, one wall-mounted light piece, one wash hand basin, tiled splash back surrounding the wash hand basin and one radiator.

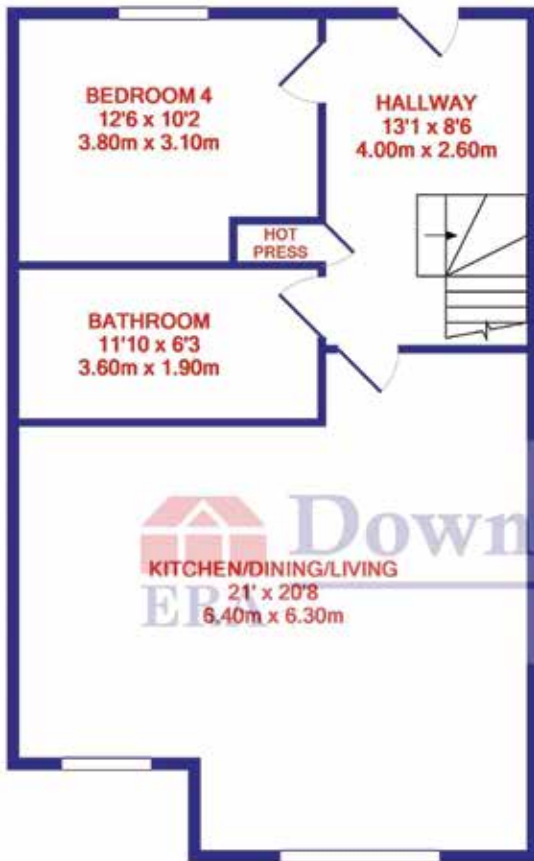
### **STAIRS & LANDING: (1.6M X 2.2M)**

The stairs has a carpet flooring while the landing has been fitted with semi-solid oak timber flooring. This spacious landing area offers one centre light piece, one smoke alarm, two power points, one thermostat control for the heating and three upstairs bedrooms are located off the landing.

### **BEDROOM 1: (4.1MM X 6.5M)**

A spectacular main bedroom that features one window to the front of the property including roller blind, curtain rail and curtains. Double doors allow access to a Juliet-style balcony and this door includes roller blinds, curtain rail and curtains.

The room has impressive décor throughout and includes high quality Sliderobe fitted units. Other features include high quality carpet flooring, one large radiator, one centre light piece, six power points, one television point and a door from the room allows access into an en-suite bathroom.



## EN-SUITE:

The en-suite features a two piece suite with a pump action shower. The area has tiling from floor to ceiling with an attractive border tile. Features include one centre light piece, one wall mounted light piece, four power points, one extractor fan and one radiator.

## BEDROOM 2: (3.47M X 3.4M)

Another spacious double bedroom with one window with blind, curtain rail and curtains over looking the rear of the property. The room has double doors leading out to west facing balcony, the doors also have blinds. The room has attractive neutral décor with built-in Sliderobes offering plenty of storage space. Features of the room include carpet flooring, one radiator, one centre light piece, six power points and one phone point.

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Tel: 021 4905000 | Fax: 021 4905005

Email: info@eracork.ie | Web: www.eracork.ie

## BEDROOM 3: (5M X 4.2M)

The third bedroom is equally suited as an office/living area/den if required. The room has a fantastic feature window to roof height with roller blind. It also includes semi-solid oak flooring, neutral décor, Sliderobes, four power points and one centre light fitting

## DIRECTIONS:

For directions see eircode T12YF64.

## Agent:

Sean McCarthy,  
Tel: 021-4905000  
Mobile: 086-8385768  
Email: sean@eracork.ie



## Solicitor:

Lucia Fielding, JRAP O'Meara Solicitors

### Disclaimer

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