

## 9 Convent Gardens, Blackrock Villas, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this eloquently presented five bedroom townhouse located in an enviable and sought after location in the heart of Blackrock Village. Offering impressive finishes and an abundance of spacious bedroom and living accommodation throughout, this is a fine opportunity for potential purchasers to acquire a substantial, modern, energy efficient family home in this sought residential suburb.

Accommodation consists of a reception hallway, family room, dual aspect open plan kitchen/dining area, utility room, guest w.c and storage space on the ground floor. At first floor level the property offers a truly stunning main living room, two spacious bedrooms and an ensuite bathroom. The second floor boasts three additional bedrooms, one ensuite bathroom and the main family bathroom.

**AMV: €675,000**

**BER A2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Beautiful contemporary home with impressive internal finishes and attractive colour palette
- Approx. 208.6 Sq. M. / 2,245 Sq. Ft.
- Built in 2020
- BER A2 – Qualifying the property for Green Mortgage Interest Rates
- Air to water heating system
- South facing rear aspect
- PVC double glazed windows
- Five spacious double bedrooms
- Off street parking for 2 cars
- Sought after residential location close to all amenities
- 5 minute walk to Blackrock village
- Close proximity to Blackrock Hall Medical Centre, Mater Private Hospital, Mahon Point Shopping & Commercial centres
- Easy access to the Blackrock/Passage railway greenway allowing a safe commute to Cork city centre via the Marina Greenway
- 3km from Cork city centre
- Served by 202 and 215 bus routes

## | RECEPTION HALLWAY

2.7m x 2.7m (8'8" x 8'8")

A composite door with side glass panelling allows access to the main reception hallway. The hallway features attractive tile flooring and superb décor. There is a feature centre light piece, one large radiator, two power points and access to a guest w.c.



## | GUEST W.C

1.45m x 1.95m (4'7" x 6'3")

A large guest w.c features a two piece suite with floor and wall tiling. There is one centre light piece and one radiator.



## | FAMILY ROOM

3.6m x 6.3m (11'8" x 20'6")

This spectacular room has a feature bay window to the front of the property adding additional living space, and includes Venetian blinds. The room has superb, bespoke herringbone semi-solid oak timber flooring, 2.95m high ceilings and a magnificent warm colour palette. There are two feature centre light pieces, two radiators, eight power points and one television point. A door off the room allows access to an extensive storage room situated underneath the stairs.



## | STORAGE

This superb storage area has a continuation of the semi-solid timber flooring from the living area and one centre light piece.

## | OPEN PLAN KITCHEN/DINING

4.2m x 6.26m (13'7" x 20'5")

This light filled, dual aspect room boast South and Westerly aspects together with a feature bay window to the side of the property. The room boasts 2.95m high ceilings, tile flooring throughout and impressive fitted units at eye and floor level in a U-shape with extensive worktop counter space. The kitchen includes a stainless steel sink, oven/hob/extractor fan, fridge freezer and a dishwasher. The room has extensive dining space, two large radiators, three feature light pieces, fourteen power points and double doors allowing direct access to the garden.





## | UTILITY ROOM

1.35m x 2.6m (4'4" x 8'5")

The utility room has a continuation of the tile flooring from the kitchen, built-in storage and plumbing for a washing machine. There are four power points and a centre light fitting.

## | FIRST FLOOR STAIRS AND LANDING

3.6m x 4m (11'8" x 13'1")

The stairs to the first floor has a centre carpet thread. On both the half landing and full landing there is carpet flooring. The landing area has one large radiator, two power points and a feature light piece.



## | LIVING ROOM

4.1m x 6.3m (13'4" x 20'6")

Located on the first floor, the main living room has two large windows to the front of the property framing a view of the picturesque Ursuline Convent grounds. The room offers an interior design finish with an attractive colour palette and exclusive semi-solid oak timber flooring finished with a dark stain and 2.95m ceilings. There are two feature light pieces, two large radiators, eight power points and one television point.



## | **BEDROOM 2**

4.35m x 3.4m (14'2" x 11'1")

A superb bedroom has one window to the side of the property, including a Venetian blind. The room has high quality carpet flooring throughout and attractive décor. There are two light pieces, one large radiator, eight power points, two television points, one thermostat control for the heating and a superb bank of built-in storage units. A door allows access to the ensuite bathroom.



## | **ENSUITE**

2m x 2.1m (6'5" x 6'8")

The ensuite bathroom features a four piece suite including a mains operated shower fitted over the bath. There is attractive floor and wall tiling, one centre light piece and one large radiator.



## | **BEDROOM 5**

4.2m x 2.76m (13'7" x 9'0")

This spectacular double bedroom has one window to the rear of the property including a Venetian blind, a curtain rail and curtains. The room has carpet flooring, built-in storage, one centre light piece, one radiator and six power points.



## | SECOND FLOOR STAIRS AND LANDING

4.8m x 1.23m (15'7" x 4'0")

The stairs to the second floor has a centre carpet thread while both the half landing and full landing areas feature carpet flooring. The second floor landing area has attractive décor, one large radiator, two power points, a Stira staircase to the attic and a feature centre light piece. Accessed off the landing is a superb walk-in storage area which has carpet flooring and one centre light piece.



## | BEDROOM 1

4.7m x 3.4m (15'4" x 11'1")

This magnificent main bedroom has a full length feature window with Venetian blind to the front of the property, flooding the room with natural light. The room has attractive décor, carpet flooring, two light pieces, eight power points, two television points, one radiator and built-in storage from floor to ceiling. A door allows access to the ensuite.



## | ENSUITE

1.65m x 2.1m (5'4" x 6'8")

The ensuite bathroom features a three piece suite including a double corner shower area with an impressive rainforest shower. There is attractive neutral décor, impressive floor and wall tiling, one centre light piece and one radiator.





### | **BEDROOM 3**

4.1m x 2.76m (13'4" x 9'0")

This spacious double bedroom has one window to the front of the property including a Venetian blind. The room is tastefully decorated with carpet flooring, one centre light piece, one radiator, six power points and built-in storage from floor to ceiling.



### | **BEDROOM 4**

4.2m x 2.76m (13'7" x 9'0")

This double bedroom has one window to the rear of the property including a Venetian blind, a curtain rail and curtains. The room has attractive décor, high quality carpet flooring, one centre light piece, one large radiator and six power points.



### | **BATHROOM**

3m x 3.4m (9'8" x 11'1")

The main family bathroom features a four piece suite including a walk-in shower area and a shower head fitted over the bath. The room has impressive floor and wall tiling, one window to the rear of the property and one centre light piece.



## | GARDENS AND EXTERIOR



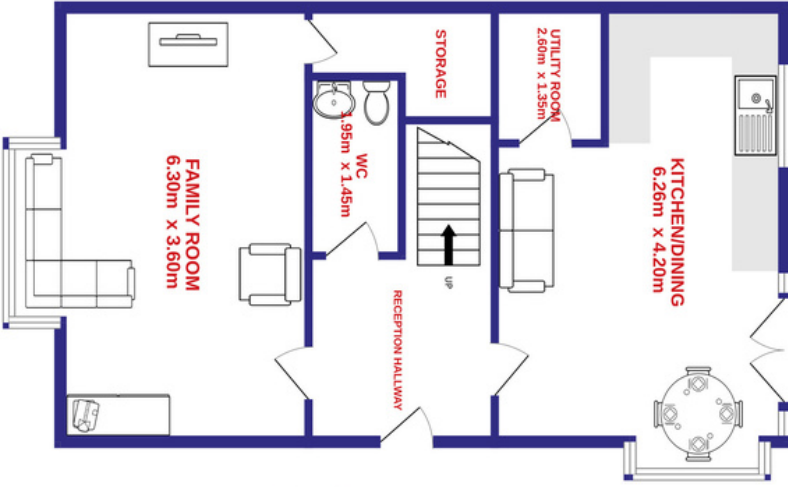
The front of the property has a cobble lock driveway, facilitating off street parking for two vehicles.

The rear of the property is fully enclosed and benefits from a south facing rear aspect. The rear garden is laid to lawn and offers a superb patio area for outdoors summer entertaining.

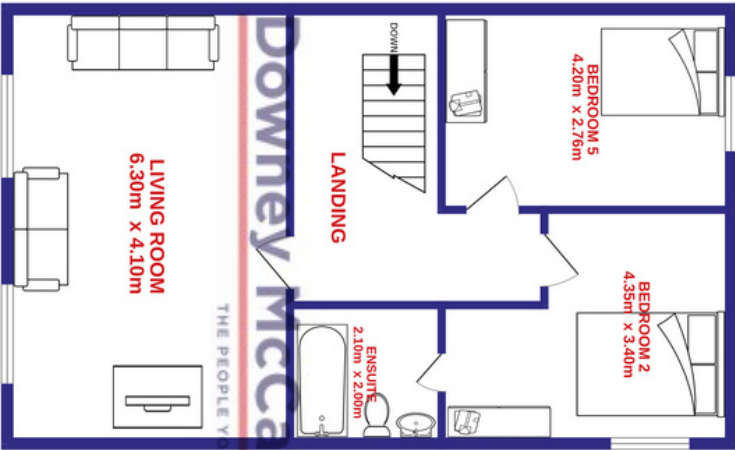


# FLOOR PLAN

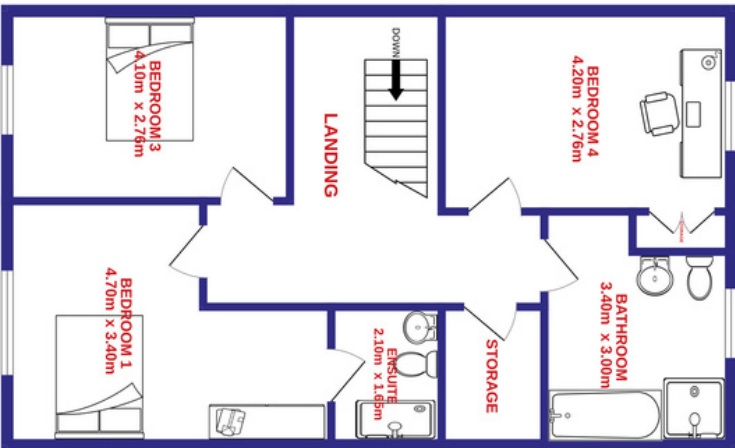
GROUND FLOOR



1ST FLOOR



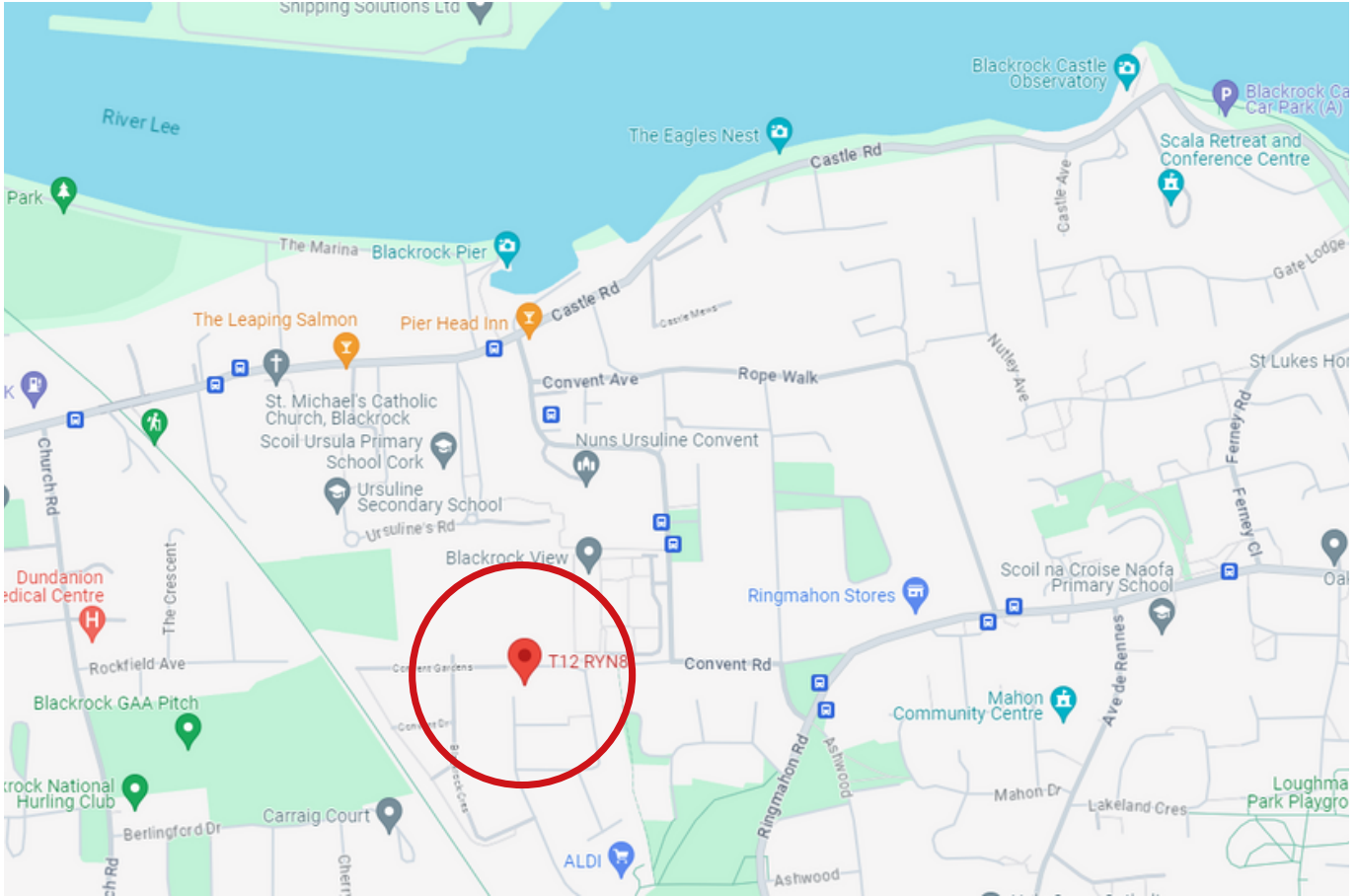
2ND FLOOR



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THE PEOPLE YOU CAN TRUST

## | DIRECTIONS

Please see Eircode T12 RYN8 for directions.



## | ALL ENQUIRIES TO:

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