

## 8a Dunlocha Cottages, Blackrock, Cork



ERA Downey McCarthy Auctioneers are pleased to present to the market this four bedroom detached bungalow in the sought after location of Blackrock, and situated on a large site with a west facing rear garden. The property offers bright and spacious accommodation with excellent potential for expansion subject to Planning Permission. The property occupies a superb private site off a quiet residential road, just a short walk to Blackrock Pier, numerous services and public transport. Detached bungalows in such a convenient and sought after area are rare, and for those seeking a house of this type, early viewing is recommended.

Accommodation consists of porch, reception hallway, living room, kitchen/dining area, four double bedrooms and a family bathroom.

**AMV: €375,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 102.8 Sq. M. / 1,098 Sq. Ft. originally built in 1980.
- Enclosed rear garden.
- Private entrance and front garden with parking.
- Sought after residential location a stones' throw to Blackrock village and all amenities.
- Close to cafes, bars and weekly farmers market.
- Primary and secondary schools nearby.
- All sporting clubs including tennis, rowing, GAA etc. nearby.
- 5 minutes drive from Mahon Point and 10 minutes from Cork city centre.
- Bus stops for 212 and 219 Cork city bus routes nearby.
- Easy access to the Marina Amenity walk and Atlantic Pond trail.
- Close to Blackrock Castle & Blackrock to Passage Greenway

## | PORCH

0.64m x 1.81m (2'0" x 5'9")

A sliding door allows access into the porch area which has tile flooring and a wall-mounted light fitting. A UPVC door allows with glass side panels on each side allows access into the reception hallway.

## | RECEPTION HALLWAY

3.41m x 2.18m (11'1" x 7'1")

The main reception hallway has laminate timber flooring, a large radiator and one light fixture.



## | LIVING ROOM

3.87m x 4.18m (12'6" x 13'7")

The main living room has a large window overlooking the front of the property, laminate flooring, large radiator, a working fireplace and one light fitting.



## | KITCHEN/DINING

3.35m x 5.78m (10'9" x 18'9")

This bright kitchen/dining area has two windows to the rear of the property and back door to the side. The kitchen has units at eye and floor level in an L-shape with a tile splashback. There is tile flooring, two spotlight fixtures, one radiator, a working fireplace, six power points and a smoke alarm.



## | HALLWAY

0.88m x 5.35m (2'8" x 17'5")

Laminate flooring leading from the reception hallway, two light fixtures with spotlights, one smoke detector and access to the attic.



## | **BEDROOM 1**

3.36m x 3.34m (11'0" x 10'9")

This spacious double bedroom has one window overlooking the front of the property, one radiator, laminate flooring, two double sockets and one centre light fitting.



## | **BEDROOM 2**

2.85m x 3.2m (9'3" x 10'4")

Another spacious double bedroom has a window to the front, radiator, laminate flooring and centre light fitting and a double socket.



## | **BEDROOM 3**

3.34m x 2.64m (10'9" x 8'6")

This double bedroom is carpeted with a large window overlooking the garden. There is one radiator, one light fitting and a double socket.



## | **BEDROOM 4**

3.38m x 2.68m (11'0" x 8'7")

This double bedroom has a window overlooking the garden, laminate flooring, centre light fitting, one radiator and two double sockets.



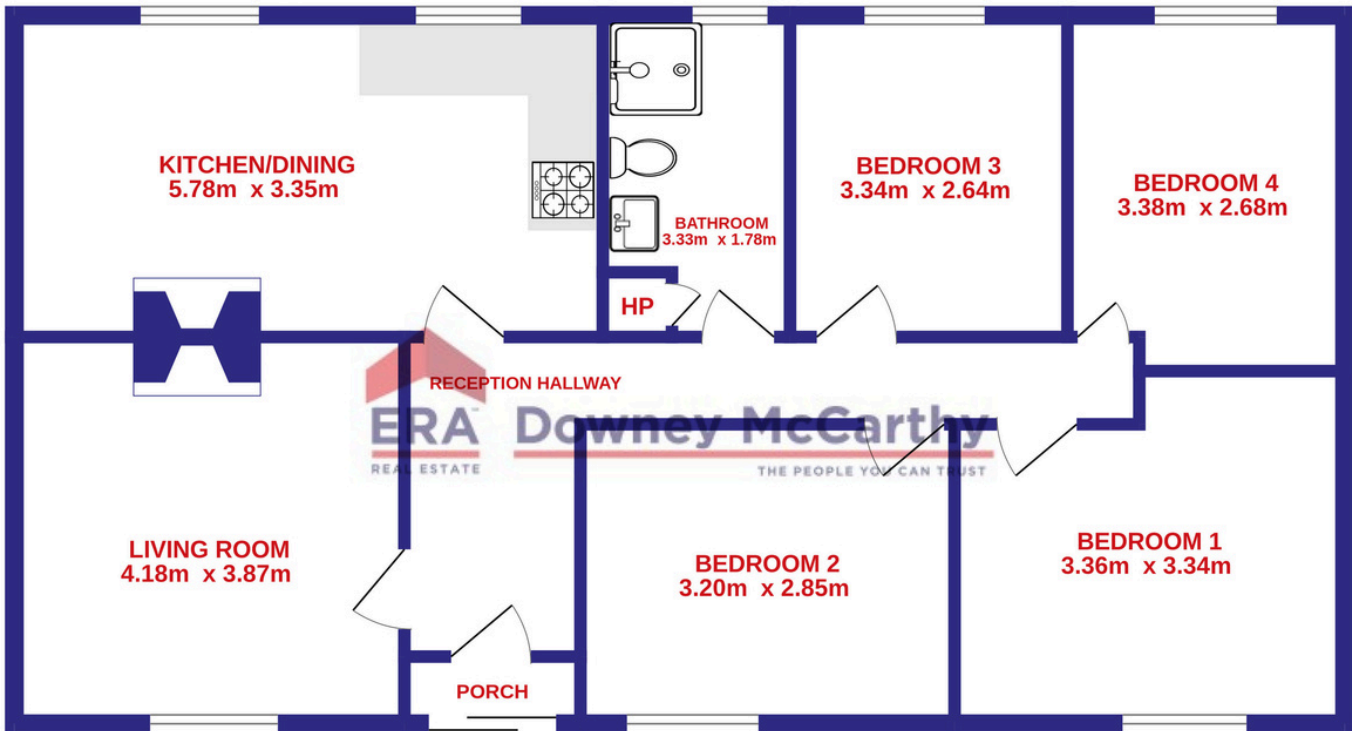
## | **BATHROOM**

3.33m x 1.78m (10'9" x 5'8")

The main family bathroom features a three piece suite including a Mira Elite electric shower, large frosted window to the rear, floor to ceiling tiling, radiator and a centre light fitting. The hot press is also located within this room.



# | FLOOR PLAN



## | GARDENS AND EXTERIOR

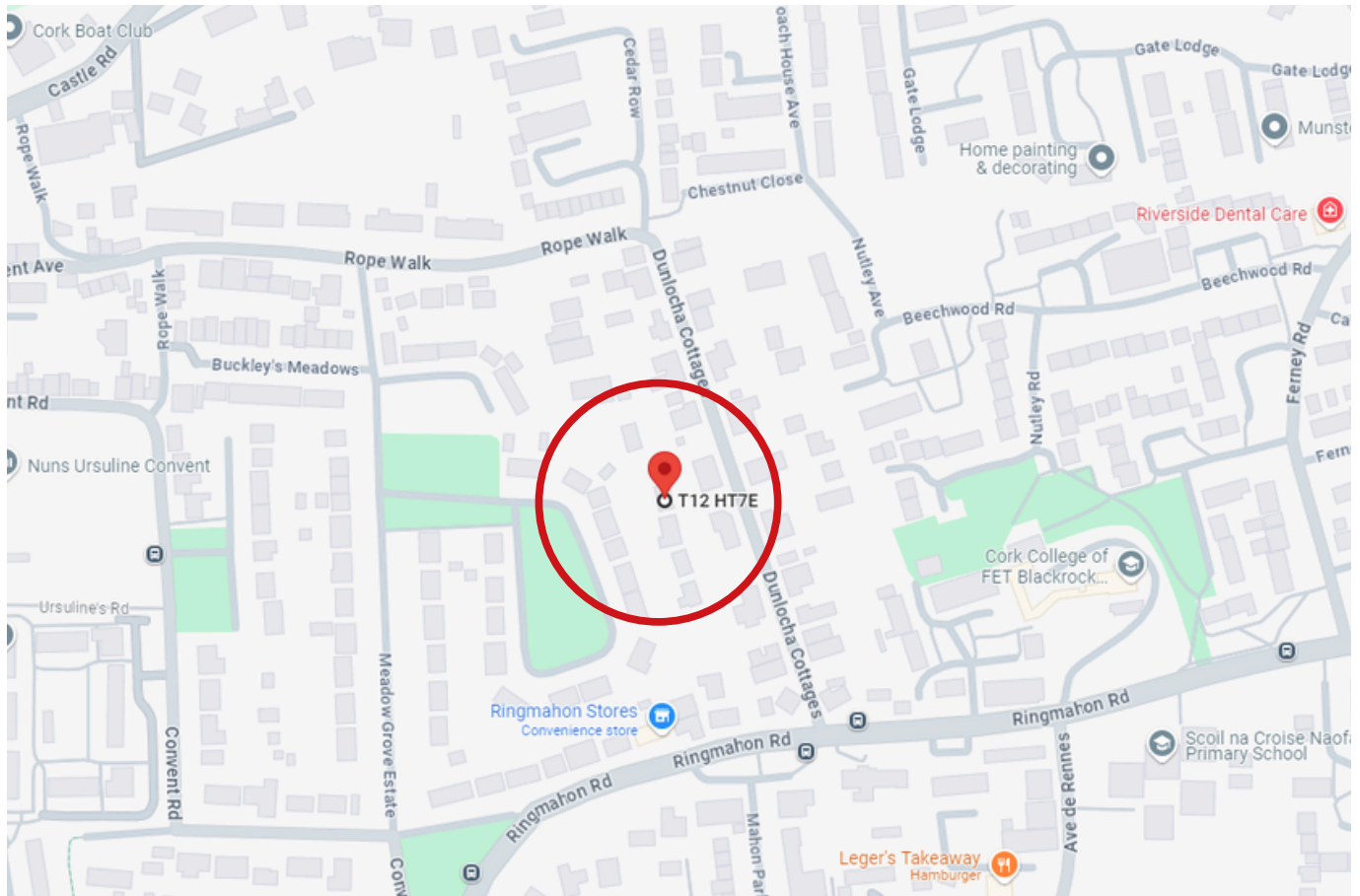


The front of the property has a private driveway which can facilitate off street parking. There is also a small mature garden area.

The rear of the property is fully enclosed to all sides with mature shrubs and trees planted throughout.

## | DIRECTIONS

Please see Eircode T12 HT7E for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

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