

47 Kilbrack Lawn, Skehard Road, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this stunning three/four bedroom detached property, positioned on a spectacular, sunny site with obvious future development potential subject to FPP. The property is situated in the highly regarded and convenient development of Kilbrack Lawn, Skehard Road, Blackrock with a host of amenities and family activities located within easy reach to include primary and secondary level schools, shops, regular bus services to Cork city centre and Mahon Point shopping and commercial centres as well as GAA and golf clubs.

Accommodation within the property consists of a reception hallway, living room, open plan kitchen/dining area, bedroom4 /family room on the ground floor while upstairs the property offers three spacious bedrooms, an ensuite bathroom and a main family bathroom.

AMV: €495,000

BER C2

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PSRA No. 002584

| FEATURES

- Detached home on a large corner site offering obvious future development potential subject to FPP
- Approx. 104 Sq. M. / 1,119 Sq. Ft.
- Built in 2001
- BER C2 with potential to increase to B1
- Gas fired central heating/Double glazed windows
- Newly Cavity wall and attic insulation
- Three/four double bedrooms
- Attractive décor throughout
- Large side and rear gardens benefitting from South and Westerly aspects
- Excellent location close to all amenities including primary and secondary schools, Montessori, bars, cafes, supermarket, dentist, walkways
- Private off street parking for 2 cars
- Convenient to Douglas, Blackrock Village, Mahon Point Shopping Centre
- On the 215 and 219 bus routes

| RECEPTION HALLWAY

4.11m x 1.8m (13'4" x 5'9")

A PVC door with glass fan light and side glass panelling allows access to the main reception hallway. The hallway has beautiful attractive décor with tile flooring and an attractive colour palette. There is one centre light piece, two power points, two telephone points, one radiator and extensive under stair storage.



| LIVING ROOM

4.1m x 3.5m (13'4" x 11'4")

A magnificent living room has a feature bay window to the front of the property including blinds, a curtain rail and curtains. The room boasts attractive décor with new high quality carpet flooring and a fireplace with granite hearth and timber surround with a gas insert. There is one centre light piece, one radiator, eight power points and one television point. Double doors with glass panelling allow access to the kitchen/dining area from the room.



| KITCHEN/DINING

3m x 5.42m (9'8" x 17'7")

A superb dual aspect, open plan kitchen/dining area features modern fitted solid maple units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes bowl and a half Franke stainless steel sink, an integrated double oven, hob, extractor fan, integrated dishwasher, space for an integrated fridge freezer and space for an integrated washing machine. The room is flooded with natural light and features tile flooring and attractive décor. There are two light pieces, one large radiator, a thermostat control for the heating and throughout the room there are eleven power points. A sliding door allows access to the superb rear garden.



| BEDROOM 4/FAMILY ROOM

3.3m x 3.1m (10'8" x 10'1")

A versatile room which could serve a multitude of uses has one window to the front of the property including a roller blind, a curtain rail and curtains. The room features new carpet flooring, one radiator, one centre light piece, six power points, one television point and one telephone point.



| STAIRS AND LANDING

5.1m x 1.85m (16'7" x 6'0")

The stairs and landing feature new carpet flooring. At the top of the landing there is a bespoke window to the front of the property, two light pieces, two power points, a hot press area which is shelved for storage and access to the attic via a Stira staircase. The attic which is newly insulated offers a small floored area for storage.



| BEDROOM 1

3.25m x 3.45m (10'6" x 11'3")

A spacious double bedroom has a feature bay window to the front of the property including a roller blind, a curtain rail and curtains. The room is beautifully finished with new carpet flooring and offers one centre light piece, one large radiator and four power points. A door from the room allows access to an ensuite bathroom.



| ENSUITE

1m x 2.3m (3'2" x 7'5")

The ensuite bathroom features a three piece suite including a corner shower area incorporating a Mira Elite SE electric shower. The room has impressive floor and wall tiling, one centre light piece, one wall-mounted light piece, one window to the side of the property and one radiator.



| BEDROOM 2

3.3m x 3.1m (10'8" x 10'1")

A large double bedroom has one window to the front of the property, attractive décor, new carpet flooring, one centre light piece, one radiator, one telephone point and four power points.



| BEDROOM 3

2.72m x 3.45m (8'9" x 11'3")

A large double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains and offering picturesque views over the local fairway green. The room has attractive décor, carpet flooring, one centre light piece, one radiator and six power points.



| BATHROOM

1.65m x 2.5m (5'4" x 8'2")

The family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, one centre light piece, a wall-mounted mirror with integrated lighting, one window to the rear of the property and one radiator.



| GARDENS AND EXTERIOR



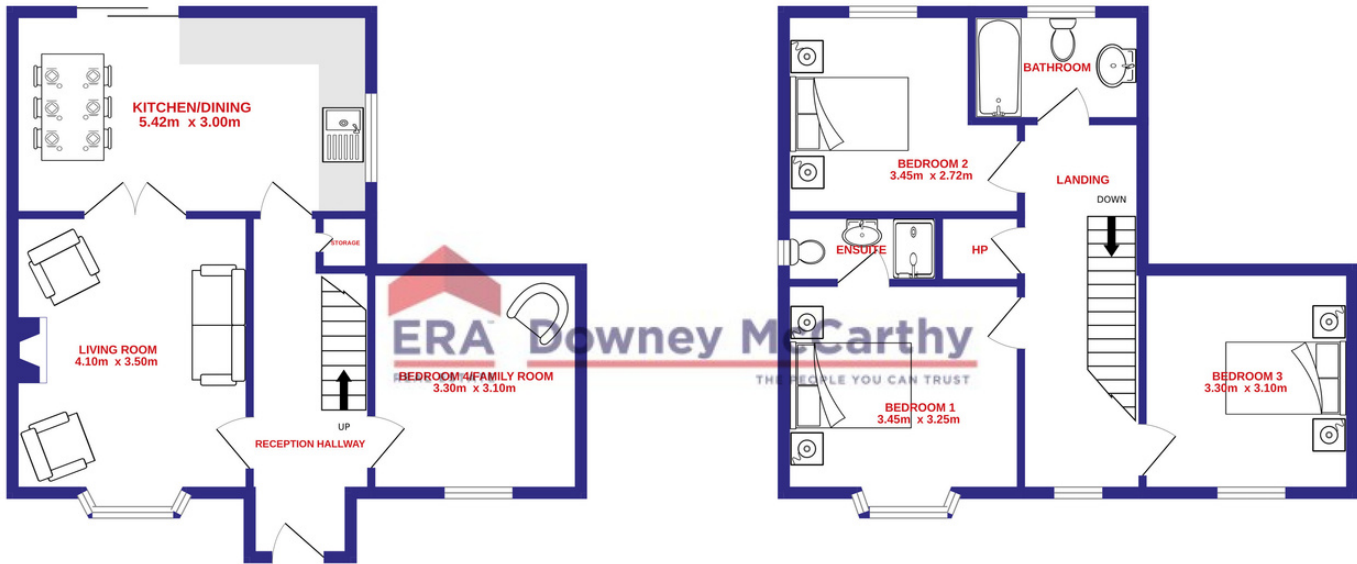
The front of the property is fully enclosed with block built walls and mature hedging which adds a high level of privacy. Wrought iron gates allow access to a concrete driveway which can facilitate off street parking for two vehicles. The property has a maintenance free façade of pebble dash finish. Secure gates on both sides of the dwelling allow access from the front of the property to the large side and rear gardens.

The rear of the property is fully enclosed with a high brick built wall with a maintenance free pebble dash finish. The property offers a large rear and side garden, benefiting from South and West aspects. Subject to planning permission, this side garden could be developed to extend the existing property or potentially build a new stand alone property.

FLOOR PLAN

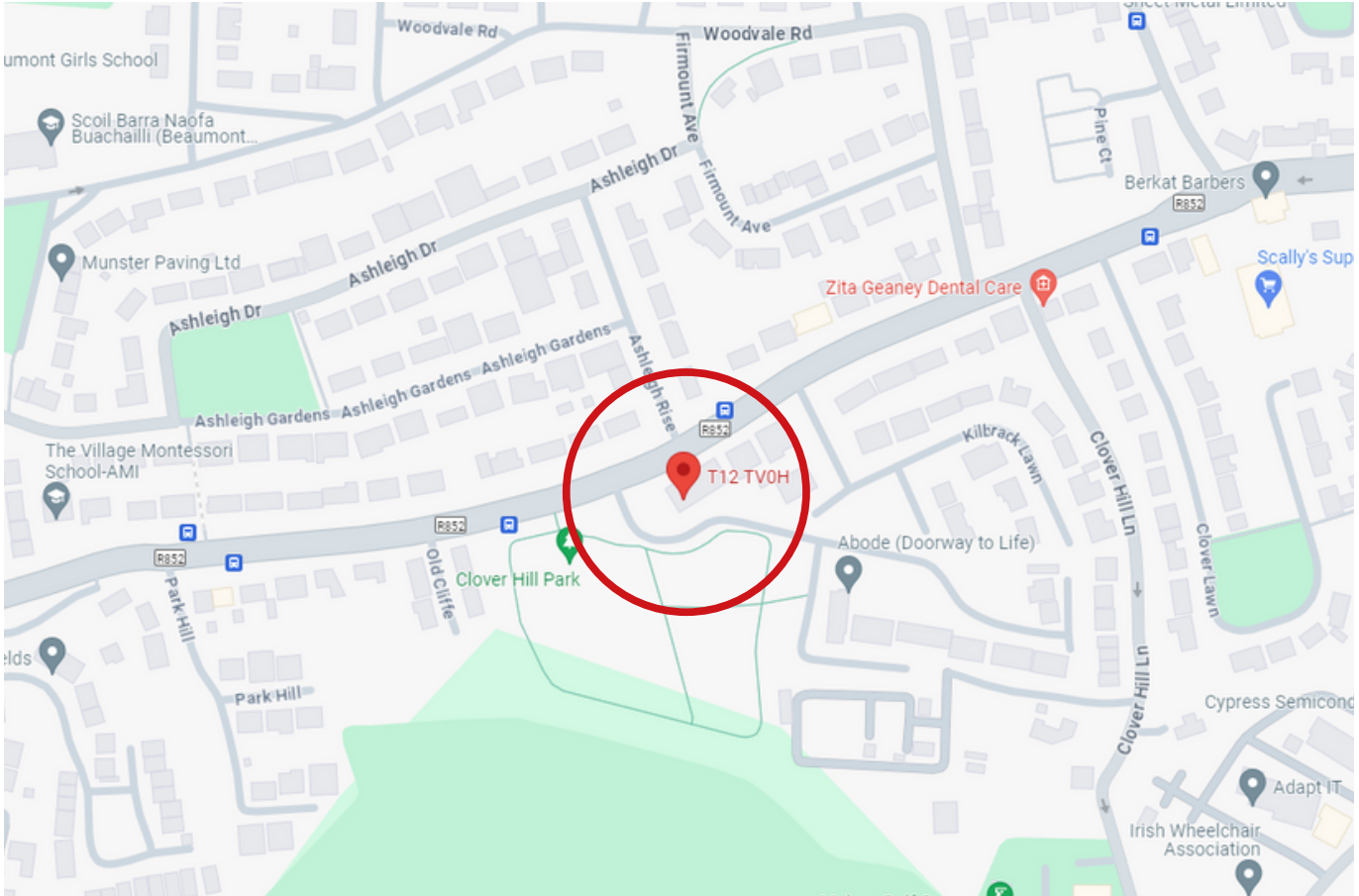
GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T12 TV0H for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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