



Downey McCarthy

...the people you can trust

2 Temple Lawn, Blackrock, Cork



ERA Downey McCarthy is pleased to offer to the market this well-maintained two bedroom ground floor apartment situated in Temple Lawn, Blackrock and ideally located within walking distance of schools, shops, bars, restaurants, recreational amenities and Cork city centre.

Viewing is essential to appreciate what this property has to offer.



AMV: €250,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- 76.36 Sq. M. / 824.9 Sq. Ft.
- Built in 1960
- BER F
- Gas fired central heating
- Sought after location
- Off-street parking for one car
- Within walking distance of schools, shops, bars, restaurants and Cork city centre
- 5 minutes' drive from the popular Blackrock Marina and Atlantic Pond trail
- Management fees approx. €1,000 p.a

| RECEPTION HALLWAY

2.85m x 5.75m (9'3" x 18'8")

A three panel frosted glass door allows access to a bright, spacious reception hallway. Features include wall arches to either side, one wall-mounted radiator and one central chandelier light fixture.



| LIVING ROOM

5.84m x 4.22m (19'1" x 13'8")

This room has one central light fitting, carpet flooring, two wall mounted radiators and one fireplace. Glass sliding doors to the rear of the property allow for natural light to flood this room and open out to a small patio and communal garden area.



| KITCHEN

2.02m x 4.68m (6'6" x 15'3")

Access to the kitchen is gained from a beautiful feature archway from the reception hallway. There is one large window to the front of the property, laminate timber flooring, units at eye and floor level, plumbing for a washing machine, plumbing for a dryer, a sink, oven and hob, one central light fitting, one wall mounted radiator and space for a fridge freezer.



| BEDROOM 1

4.2m x 3.58m (13'7" x 11'7")

This double bedroom boasts a large built-in wardrobe with accompanying vanity table, carpet flooring, one central light fitting, one wall mounted radiator and one window to the rear of the property overlooking the garden.



| BEDROOM 2

4.2m x 2.4m (13'7" x 7'8")

This single room has built-in wardrobes for storage, newly carpeted flooring, one central light fitting, one wall mounted radiator and one window to the rear of the property overlooking the garden.



| BATHROOM

1.48m x 2.37m (4'8" x 7'7")

The main bathroom features a three piece suite including a shower and has one frosted glass window to the side of the property. Other features include a wall-mounted radiator, wall tiling and laminate timber flooring.

| DIRECTIONS

Please see Eircode T12 NY13 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy BA, DCS, QFA
086 8385768
sean@eracork.ie



 **Downey McCarthy**
...the people you can trust

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.