

10 The Walk, Rockfield, Church Road, Blackrock, Cork



FOR SALE BY PRIVATE TREATY

Rockfield is a lovely maturing estate located off Church Road, Blackrock convenient to an array of shops, schools, churches and a plentiful amount of recreational activities.

No.10 The Walk is a magnificent three-bedroom home in excellent condition throughout with an enviable extended kitchen/dining area. The interiors and finishes are of a superior standard to include Plantation shutters and hardwood floors.

SEMI DETACHED

3 BED

104 sq.m. (1,117 sq ft.)

BER C3

Agent: Brian Olden
Phone: 087-2211174

Viewings Strictly By Appointment With Sole Agency

ACCOMMODATION

Ground Floor

Entrance Hall

Tiled floor.

Downstairs Toilet

WC and wash hand basin with part timber panelled walls, tiled floor.

Lounge

4.8m x 3.3m

Polished timber floor, ornate cast iron fireplace with wood burning stove, feature bay window, glass French doors to kitchen / living area

Kitchen / Dining / Living Area

9.6m x 4.3m

Tiled floor, eye and floor level fitted units, feature breakfast island with integrated sink and integrated dishwasher, Belling five burners gas range, ceiling spotlights, roof light, large sliding door to west facing rear garden

First Floor

Main Bathroom

1.7m x 1.7m

Tiled floor and partially tiled walls, incorporating hot-press, wc, wash hand basin, corner pumped shower and wall mounted heated towel rail.

Bedroom 1

3.5m x 3.1m

Full length built in robe units, walnut hardwood floor.

En-suite

WC, wash hand basin and electric shower, heated towel rail, tiled floor and walls.

Bedroom 2

3.1m x 2.1m

Walnut hardwood floor.

Bedroom 3

3.0m x 3.0m

Full length built in robe units, walnut hardwood floor.

Features

Gas fired central heating

West facing rear garden and patio

Plantation shutters on most windows

Side entrance

Immaculate throughout

Fully alarmed

Outside shed to rear with power point



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641