

4 Parklyn, Brocklesby Street, Blackpool, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this well-maintained and spacious four bedroom, three storey semi-detached property, ideally situated in the heart of Blackpool. This is an excellent location close to Apple Ireland HQ, Blackpool Commercial Park, Blackpool Shopping Centre and is also less than 10 minutes' drive from Cork city centre. Ideal family home or investment opportunity.



AMV: €275,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 120 Sq. M. / 1,292 Sq. Ft.
- Built in 1998
- BER C2
- Gas fired central heating
- Double glazed windows
- Spacious accommodation throughout
- Four bedrooms
- Enclosed, peaceful west facing yard which is maintenance free
- Side gate access to rear yard
- Private gated car park to rear of property
- Excellent location close to Apple Ireland HQ, Blackpool Commercial Park, Blackpool Shopping Centre
- Less than 10 minutes' drive to Cork city centre

| RECEPTION HALLWAY

3.46m x 2.08m (11'3" x 6'8")

A timber door with top glass panelling allows access into the main reception hallway. The hallway features tile flooring, one radiator, one centre light piece and ample storage space under the staircase.



| LIVING ROOM

3.47m x 3.56m (11'3" x 11'6")

The main living room has laminate timber flooring, two windows to the front of the property, attractive neutral décor, an open fireplace, one radiator, two light pieces, built-in shelving and power points.



| OPEN PLAN KITCHEN/ DINING

3.38m x 5.73m (11'0" x 18'7")

This spacious open plan kitchen/dining area has tile flooring throughout, two light pieces and one large radiator. There is one window overlooking the rear yard and sliding glass doors allowing access to same. The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback, space for an oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine, plumbing for a dishwasher and space for under counter fridge freezer.



| FIRST FLOOR STAIRS AND LANDING

2m x 5.77m (6'5" x 18'9")

The stairs and first floor landing are fitted with carpet flooring throughout. The landing area has one radiator, neutral décor, one large window to the side of the property, ample storage, access to a hot press and two light pieces.



| BEDROOM 2

2.28m x 4.69m (7'4" x 15'3")

This double bedroom has two windows to the front of the property, carpet flooring, one centre light piece, one radiator, neutral décor and power points.



| BEDROOM 3

2.47m x 3.65m (8'1" x 11'9")

This double bedroom has one window to the rear, carpet flooring, one centre light piece, one radiator, neutral décor and ample power points.



| BATHROOM

2.48m x 1.99m (8'1" x 6'5")

The main family bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, one frosted window to the rear, neutral décor, one centre light piece and one radiator.



| SECOND FLOOR STAIRS AND LANDING

The second floor landing has carpet flooring, one centre light piece and an access hatch to the attic.



| BEDROOM 1

4.39m x 5.79m (14'4" x 18'9")

A spacious double bedroom has two dormer windows to the front of the property, laminate timber flooring, two light pieces, one radiator, neutral décor and power points. A door allows access to the en suite bathroom.



| EN SUITE

2.47m x 2.79m (8'1" x 9'1")

The en suite bathroom features a three piece suite including a shower, floor and wall tiling, one dormer window to the rear, one centre light piece and one radiator.



| BEDROOM 4

2.49m x 3.43m (8'1" x 11'2")

This single bedroom has carpet flooring, one dormer window to the rear, one radiator, neutral décor, one centre light piece and power points.

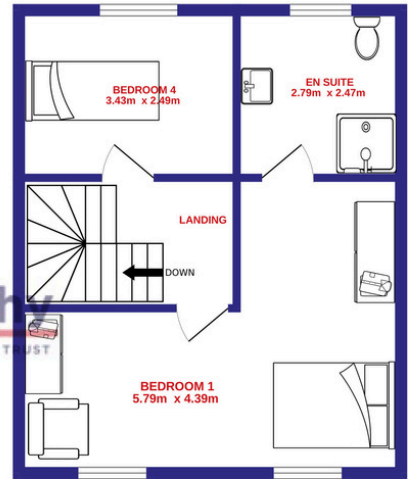
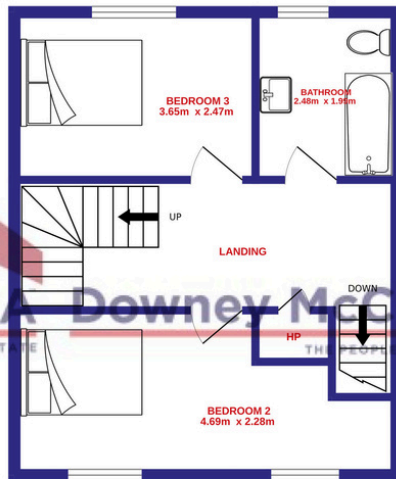
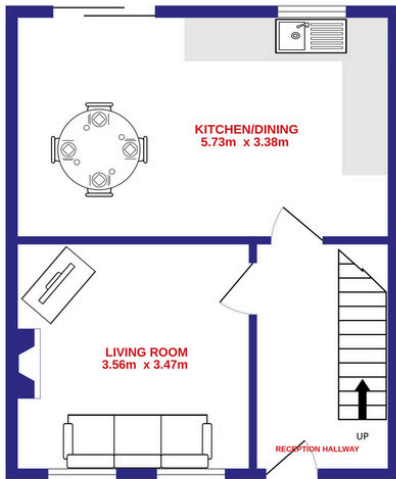


| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

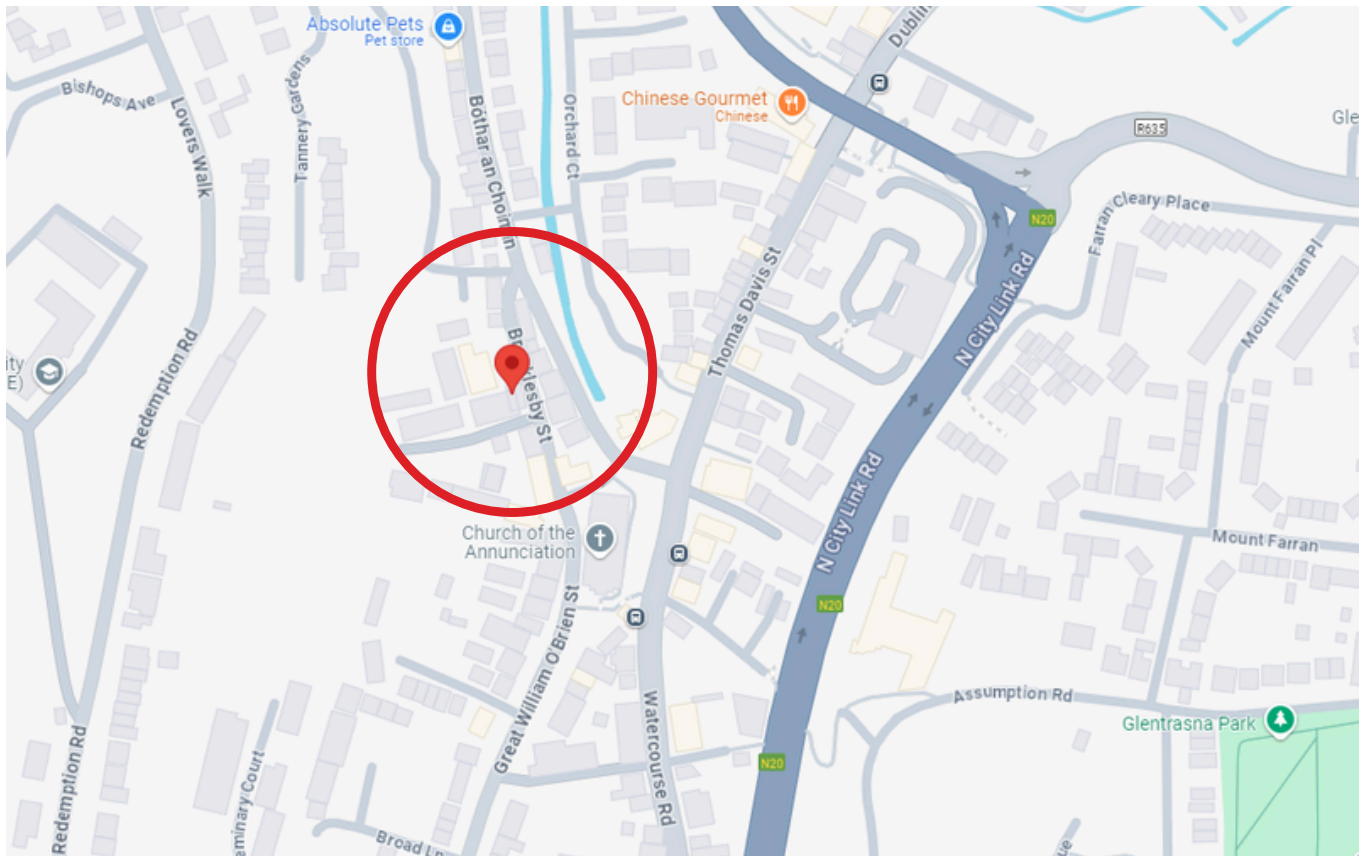
2ND FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 W263 for directions.



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