

1 Meadow Grove Estate, Convent Road, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this superbly presented detached property with the added benefit of a self-contained one bedroom apartment and an attic conversion for storage within the main dwelling.



AMV: €395,000

PSRA Licence No. 002584

Accommodation

- Porch

A PVC door with glass centre and side paneling allows access into the reception hallway of the main property. An additional PVC door with centre paneling provides access into a self-contained one-bedroom apartment.

- Reception Hallway 5.6m x 2.0m

The main reception hallway has superb semi-solid cherrywood timber flooring. Features include one centre light piece, one radiator, one alarm control point, one telephone point and extensive built in storage spaces.

- Living Room 3.5m x 4.1m

A bright, spacious main living room has one window overlooking the front of the property including a roller blind, curtain rail and curtain. The room has high quality semi-solid cherrywood timber flooring and a superb feature fireplace with granite hearth, timber surround and a gas insert. Features include two wall-mounted light piece, attractive neutral décor, one radiator, eight power points and a television point.



- Kitchen/Dining 4.5m x 2.6m

The kitchen features modern maple fitted units at eye and floor level with an extensive worktop counter and a tile splash back. The kitchen includes space for a washing machine and dishwasher, a stainless steel bowl and a half sink and an integrated double oven, hob and extractor fan. There is tile flooring, one window to the rear of the property with a roller blind, one centre light piece, one radiator and fourteen power points. An open arch at the rear of the room allows access to a superb open plan extended living/dining area.



- Living/Dining Area 6.4m x 3.5m

A magnificent and versatile room serves a multitude of uses as a second living and dining area. The room has double doors with glass paneling providing access out to the rear garden. Features include attractive neutral décor, semi-solid cherrywood timber flooring, one large radiator, six power points and a television point.
- Stairs and First Floor Landing

The stairs and landing have been fitted with carpet flooring and at the top of the landing one window overlooks the side of the property with a roller blind. The landing area has one centre light piece.
- Bedroom 1 4.0m x 3.5m

This large double bedroom has one window to the rear of the property overlooking the garden. The window includes a roller blind, curtain rail and curtains. There is carpet flooring, an impressive array of modern built-in Sliderobe fitted units, one centre light fitting, one radiator and six power points.
- Bedroom 2 3.5m x 3.7m

This double bedroom has one window overlooking the front of the property with roller blind, a curtain rail and curtains. The room has carpet flooring, one centre light fitting, one radiator and four power points.
- Bedroom 3 2.6m x 2.6m

This spacious single room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring and child's décor, one centre light fitting, one radiator and two power points.
- Main Bathroom 2.3m x 2.6m

The family bathroom features a three piece suite with a Mira Elite ST electric shower fitted over the bath. The room has tile flooring, tiled walls, one centre light fitting and one window overlooking the rear of the property with roller blind. The room has a wall mounted mirror, one radiator and a hot press area which is shelved for storage.



- Stairs and Second Floor Landing 3.2m x 5.2m

A full staircase from the first floor landing allows access to an attic space suitable for storage purposes. The area has carpet flooring throughout, two large velux windows overlooking the rear of the property with integrated blackout blinds, recess spot lighting and six power points. A door from this area allows access to a shower room.


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| <ul style="list-style-type: none"> • Shower Room 2.83m x 1.9m | <p>The shower room has a 2 piece suite, tile flooring and tiling around the shower area. There is recess spot lighting, a velux window facing the rear of the property.</p> |
| <ul style="list-style-type: none"> • Apartment - Living Room 4.0m x 3.0m | <p>Accessed off the main reception porch this superb modern built self contained unit has carpet flooring and a feature bay window to the front of the property including a roller blind, a curtain rail and curtains. The room has one centre light fitting, a fireplace with an electric insert, one radiator, six power points and an open arch allows access to the kitchen.</p> |
| <ul style="list-style-type: none"> • Apartment- Kitchen 2.54m x 2.44m | <p>The area features tile flooring throughout, recess spot lighting and one velux window overlooks the side of the property. There are modern fitted units at eye and floor level finished in an ivory colour scheme with an extensive worktop counter and tile splash back. The kitchen accommodates plumbing for a washing machine, space for a cooker, space for a fridge freezer, an integrated extractor unit and a gas boiler. Other features include one centre light piece, six power points and ample space for a dining table.</p> |
| <ul style="list-style-type: none"> • Apartment- Shower Room 2.2m x 2.3m | <p>This are offers a two piece suite with a corner shower area incorporating a Mira Elite QT electric shower. There is modern tiling with attractive border tiles, recess spot lighting, one radiator and one window overlooks the side of the property.</p> |
| <ul style="list-style-type: none"> • Appartment- Bedroom 5.5m x 2.5m | <p>A dual aspect room has one window overlooking the rear of the property including roller blind, a curtain rail and curtains and a velux window to the side. Double doors provide access to the rear garden which also include curtain rail, a curtain and blind. The room has carpet flooring, two centre light fittings, built-in units from floor to ceiling, one radiator, six power points and one television point.</p> |

Features

- House Approx. 1,420 Sq. Ft inc. attic space & Apartment Approx. 400 Sq. Ft
- Superb 3-bedroom detached property with an attic conversion for storage purpose
- Self-contained 1-bedroom apartment with own door access
- Large corner site with substantial front and rear lawns & spacious living accommodation
- Excellent location within a 5-minute walk of Blackrock village & The Marina walk
- Gas Fired central heating & double-glazed windows
- Quiet mature residential estate
- Impressive modern décor

Directions

Please see Eircode T12KV44 or directions

	<p>Garry O'Donnell 60 South Mall, Cork 087 7522244 garry@eracork.ie</p>
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