

Renovated, extended and refurbished  
end of terrace period home.

No. 3 Park Villas, Victoria Road, Blackrock, Cork, T12 EKT1



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## About this property

Savills proudly presents 3 Park Villas, a recently renovated, extended and beautifully refurbished, four-bedroom period home within a short walk of Cork city centre.

This magnificent period property has recently undergone an extensive and sympathetic renovation. As part of these renovation works, number 3 Park Villas has been rewired, replumbed, re-roofed, has had new double glazed Aluclad weighted sash windows installed as well as a selection of double-glazed PVC windows at the rear of the property. As part of the property's renovation, underfloor heating on the ground floor and aluminium radiators on the upper floors were installed, the heating is now via an air to water system. These works, along with the extensive refurbishment works have brought the property to an A3 energy rating. Upon arrival you are greeted by an ascending gravel driveway accessed via newly built red brick pillars. The front garden has been expertly landscaped and provides parking for three cars. A wide gated side entrance grants access to the rear garden.

Stepping inside the welcoming hallway, you will find 9'7" high ceilings with original plasterwork, all of which, is in fine fettle throughout the property. The hallway also provides a guest lavatory. From the hallway, you can access the well-proportioned drawing room which overlooks

Kennedy Park. This lovely room benefits from Karndean flooring (which runs into the kitchen, dining and family rooms) and an original fireplace with a wood burning stove. Original sliding doors lead into the stunning kitchen/breakfast room which benefits from an abundance of eye and floor level units, integrated Belfast sink, marble and solid wood worktops. This space which interconnects with the south facing dining/family area, grants direct access via double doors onto the private patio area. A south facing roof lantern brings a high level of natural light into this space. The family area, benefits from three large windows and another wood burning stove. Here, you will also, find a large utility room and side access point.

Making your way upstairs and onto the return, you will find a spacious bathroom with large sliding door storage cupboards. A second lavatory alongside provides a two-piece suite and shower unit. Notably, both lavatories provide appropriately sized attractive sash windows.

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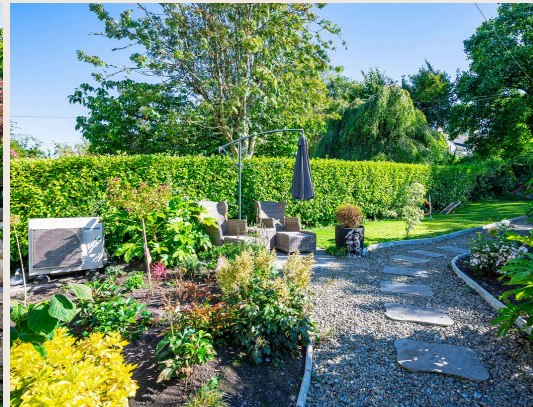
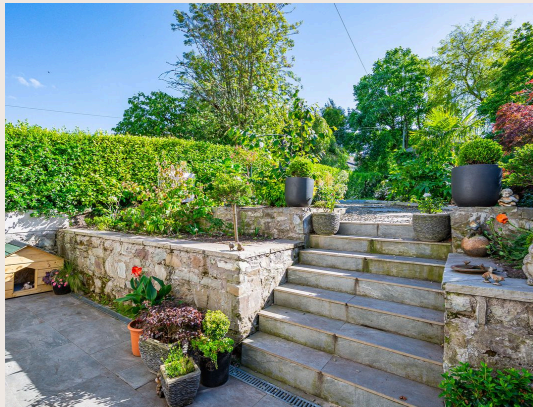
## Property Details

Moving onto the first floor, you will find a spacious main bedroom with original fireplace and wooden floors. Here, you will also find extensive sliding door storage cupboards. This floor is also home to a second double bedroom that looks onto the rear garden and benefits from sliding door storage cupboards, a cast iron original fireplace and wooden floors. The top floor provides two more spacious double rooms, the front room, which is currently laid out as a home study/library benefits from an original cast iron fireplace and wooden floors. The rear bedroom also benefits from garden views, sliding door storage cupboards, an original cast iron fireplace and wooden floors. Making your way into the rear garden, reveals a private southwest facing patio, lawn and elevated seating area. The garden has been expertly landscaped, here you will find a selection of colourful planting, a greenhouse and steel storage shed.



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## Plans



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## Local Area

Cork City - 1.3 kms

Blackrock village - 3.3 kms

Cork Airport - 9.8 kms

CUH - 7.1 kms

UCC - 3.5 kms

\*All distances are approximate.



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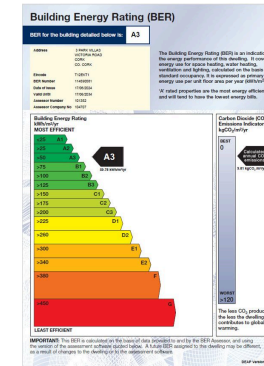
### Key Features

- Renovated, refurbished and extended period home
- Approx. 200 sq m / 2,157 sq ft
- Turnkey period home
- Exceptional finish throughout
- Walking distance of Blackrock village and Cork city
- Parking for three cars
- Landscaped southwest facing rear garden

### Services & Additional Information

### BER

BER Rating = A3





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## Enquire



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## More Information



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**Viewing strictly by appointment**

Property Ref: CKK240490

**Cork**

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