

For Sale by Private Treaty

45 WILLOWBANK CHURCH RD BLACKROCK CORK T12 CXW2



A very well presented three bedroom semi-detached in a wonderfully mature estate of Willowbank, Blackrock. Willowbank is situated off Church Road adjacent to the Blackrock GAA club aka 'The Rockies' and within striking distance of bus stop, shops, schools and church's.

No.45 has been well looked after by its current owners and is being presented to the market now in turn key condition with a neutral décor palette throughout allowing its new owners to immediately occupy their new home.

Accommodation is of excellent proportions for a family home comprising, two reception rooms, a large kitchen dining space, guest wc, three first floor bedrooms and a main bathroom.

Viewings Strictly By Appointment

**SEMI DETACHED
3 BED - 2 BATH
109 sq m (1,173 sq ft)**



**Agent: SUZANNE TYRRELL
Phone: 086 6079200**

ACCOMMODATION

GROUND FLOOR

Entrance Hall Large lobby area. Carpet floor covering

Living Room **4.2m x 3.6m**
With carpet floor covering. Fitted fireplace.
Extensive fitted display and storage units.

Guest WC **1.2m x 0.75m**
(under stairs) Tiled floor to ceiling, wc and wash
hand basin

Kitchen/Dining Area **8.4m x (Max)3.6m**
With tiled floor and splash back. Fitted eye and floor
level units. Integrated fridge freezer and
dishwasher. Electric hob, eye level oven and micro-
wave. Washing machine and dryer machine. Dual
aspect room. French doors to rear garden. Double
door to family room. Recessed ceiling lighting.

Family Room **3.3m x 4.6m**
Carpet floor covering. Double door from kitchen
area. Recessed ceiling lights and feature wall
lighting. French doors to rear garden.

FIRST FLOOR

Main Bathroom **2.9m x 1.7m**
Fully tiled with sink, wc, bath with electric shower
overhead

Bedroom 1 **3.3m x 3.4m**
Double room with carpet flooring, extensive fitted
wardrobes.

Bedroom 2 **4.1m x 2.9m**
Double room with carpet flooring, wall to wall fitted
wardrobes

Bedroom 3 **2.4m x 2.5m**
Single room with carpet flooring

FEATURES

- > In very good condition throughout, suitable for immediate occupation
- > Extensive made to measure fitted wardrobes and storage
- > West Facing rear garden— not overlooked
- > Property connected to Fibre Broadband
- > **BER B3 No. 105325765**

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