

1 Dunowen, Blackrock Road, Blackrock, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb, two bedroom end of terrace period home, situated in the sought after location on the Blackrock Road in Cork. The property is in great condition throughout, has been well maintained and boasts many of its stunning original features.



AMV: €375,000

BER EXEMPT

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Beautifully maintained period home boasting many original features
- Approx. 80 Sq. M. / 861 Sq. Ft.
- Built in 1830
- BER Exempt
- On street parking
- Leasehold title
- Double glazed PVC windows
- Two double bedrooms
- Modern fitted kitchen
- Newly refurbished family bathroom
- A superb, charming garden area to the rear with south facing aspect
- Walking distance to a host of amenities including schools, parks, shops, bars, transport links
- A short drive to Blackrock Village and Mahon Point Shopping Centre
- On the 202/202A bus route

| PORCH

4.94m x 1.2m (16'2" x 3'9")

A timber door with top glass panelling leads you in to the porch area which features tiling. This in turn allows access to the living room.

| LIVING ROOM

3.5m x 3.22m (11'4" x 10'5")

The main living room has one large window to the front of the property, carpet flooring, high ceilings, a feature centre light piece, two wall-mounted light pieces, a fireplace and neutral décor.



| MAIN HALLWAY

3.45m x 4.42m (11'3" x 14'5")

The main hallway has carpet flooring, neutral décor, under stair storage, one centre light piece, one window overlooking the kitchen/dining area and a glass panel door allowing access to same.



| KITCHEN/DINING

2.71m x 1.8m (8'8" x 5'9")

The recently renovated kitchen/dining area has one window to the rear, one centre light piece, laminate flooring and neutral décor throughout. The kitchen features modern units at eye and floor level with worktop counter, tile splashback, a stainless steel sink, an oven, under counter fridge and freezer and storage space. A glass panel door allows access to the rear hall.



| REAR HALL

3.45m x 4.42m (11'3" x 14'5")

The area has a door allowing access to the rear garden.



| BATHROOM

2.27m x 4.43m (7'4" x 14'5")

A newly refurbished and beautifully appointed bathroom features a three piece suite including a corner shower cubicle, laminate flooring and modern wall tiling, attractive neutral décor, one window to the side of the property and one centre light piece.



| STAIRS AND LANDING

3.01m x 2.5m (9'8" x 8'2")

The stairs and landing features original staircase with French polish finish, carpet flooring throughout. At the top of the landing there is one centre light piece and a feature wallpaper wall.



| BEDROOM 1

2.27m x 4.43m (7'4" x 14'5")

This double bedroom has one window to the rear of the property, neutral décor, one centre light piece, an impressive array of built-in wardrobes from floor to ceiling, a feature fireplace, carpet flooring and power points.



BEDROOM 2

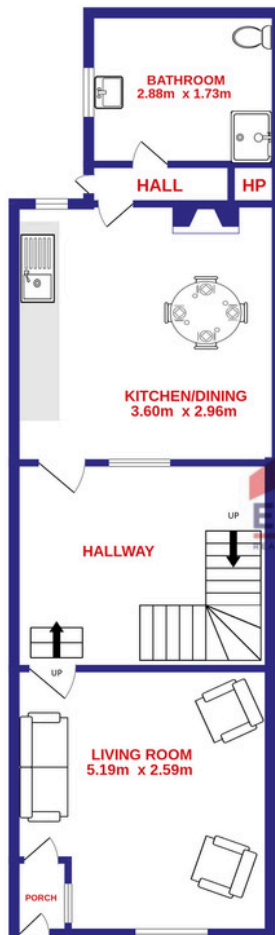
2.27m x 4.43m (7'4" x 14'5")

Another spacious double bedroom has one window to the front of the property, neutral décor, built-in wardrobe units, a feature fireplace, carpet flooring, one centre light piece and power points.

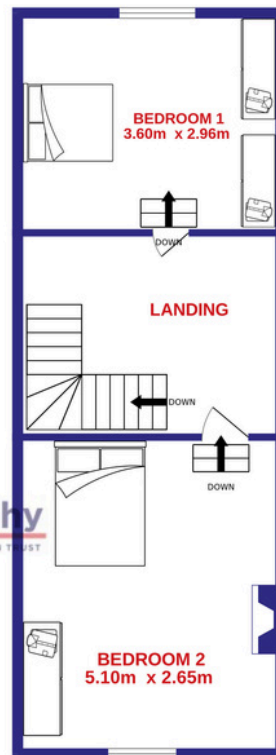


FLOOR PLAN

GROUND FLOOR



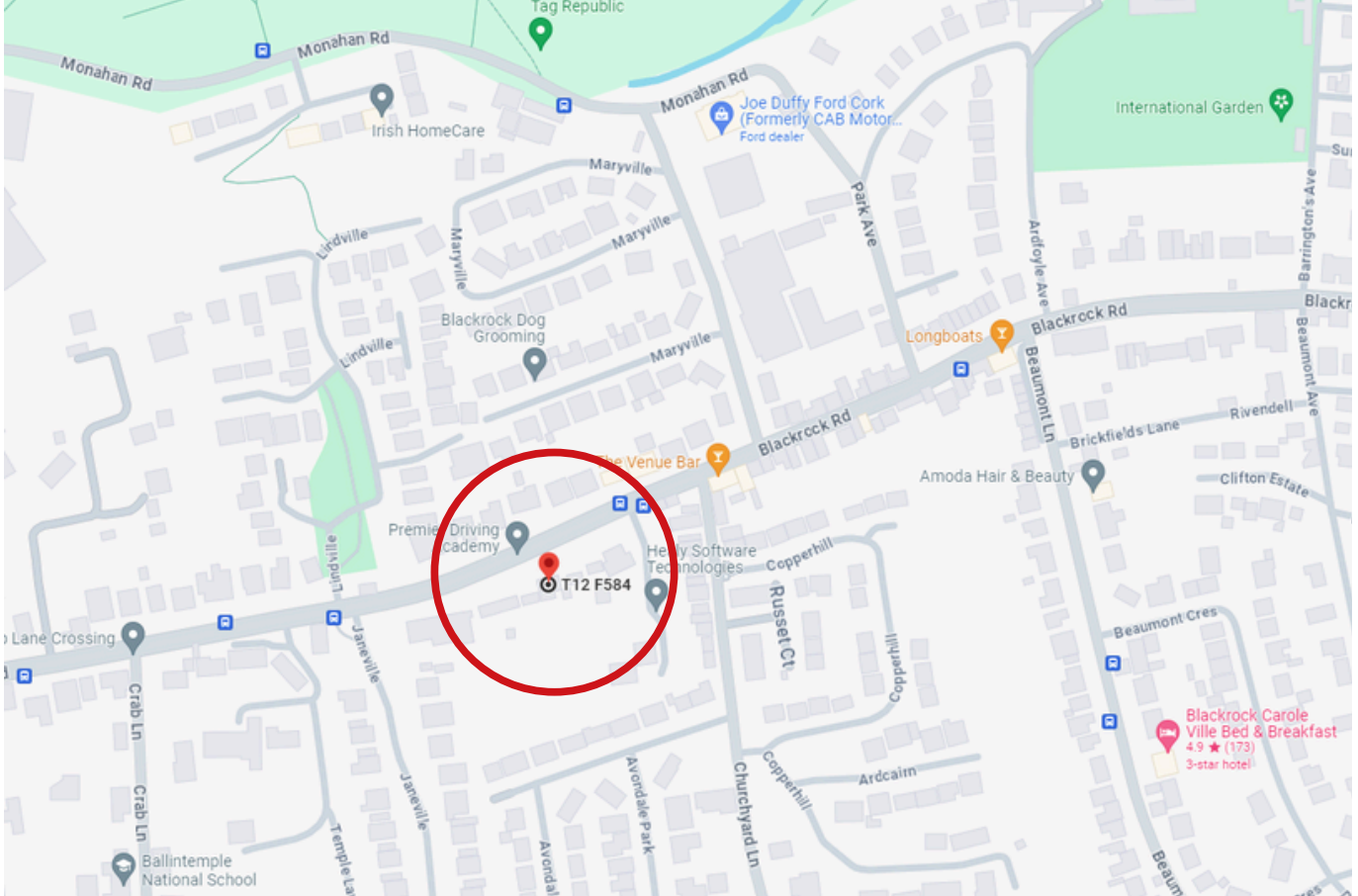
1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T12 F584 for directions.



| ALL ENQUIRIES TO:

Judy O'Brien
083 0681921
judy@eracork.ie



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