

22 Rockboro Road, Ballintemple, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this deceptively spacious three bedroom semi-detached property, situated in an ideal location close to Cork city centre. 22 Rockboro Road is located just off the Old Blackrock Road, with all essential and recreational amenities a stones' throw away. Viewing highly recommended.



AMV: €245,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 100.34 Sq. M. / 1,080 Sq. Ft.
- Built in 1925
- BER D1
- Gas fired central heating
- Double glazed PVC windows
- Three spacious bedrooms
- Rear yard
- Converted garage which can be used as a fourth bedroom or home office
- On street parking
- Sought after residential area in Cork city
- Close to all local amenities including shops, bars, restaurants, parks and walking distance to South Infirmary Hospital, College of Commerce
- Easy access to the N27 road network
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

1.77m x 0.93m (5'8" x 3'0")

The reception hallway has one centre light piece and tile flooring.



| LIVING ROOM

5.75m x 2.97m (18'8" x 9'7")

The living room has one window to the front of the property and sliding glass doors to the rear, which allow access to the rear yard. There is one centre light piece, laminate flooring, a dado ail to all sides, a fireplace with gas insert and one radiator. Double doors from here lead to the converted garage/office.



| OFFICE/BEDROOM 4

5.55m x 2.32m (18'2" x 7'6")

This converted garage is a versatile room that could serve a multitude of uses. There is one window to the front, two windows to the rear, one centre light piece, one radiator and carpet flooring.



| KITCHEN/DINING

5.75m x 2.97m (18'8" x 9'7")

This spacious room is dual aspect, with one window overlooking the front of the property and one window overlooking the rear. There are two light pieces, tile flooring, under stair storage and power points throughout. The kitchen features units at eye and floor level, electric cooker, microwave.



| REAR HALL

0.89m x 1.58m (2'9" x 5'1")

The rear hall has tile flooring, one centre light piece, plumbing for a washing machine and a door allowing access to the shower room and rear yard, respectively.

| SHOWER ROOM

1.28m x 1.57m (4'1" x 5'1")

The shower room features a three piece suite including a shower cubicle incorporating an electric shower, one window to the rear, one centre light piece, floor and wall tiling and one radiator. The gas burner is also housed within this room.

| STAIRS AND LANDING

1.66m x 2.93m (5'4" x 9'6")

The landing has one window to the rear, two wall-mounted light pieces and access to the attic which is floored for storage.

| BEDROOM 1

3.69m x 2.99m (12'1" x 9'8")

This spacious double bedroom has one window to the front of the property, one centre light piece, double built-in wardrobes, timber flooring, one radiator and ample power points.



| BEDROOM 2

2.86m x 3.55m (9'3" x 11'6")

Another double bedroom has one window to the front of the property, one centre light piece, double built-in wardrobes, timber flooring, one radiator and power points.



| **BEDROOM 3**

1.97m x 2.8m (6'4" x 9'1")

This single room has one window to the rear of the property, one centre light piece, a built-in wardrobes, timber flooring, one radiator and power points.



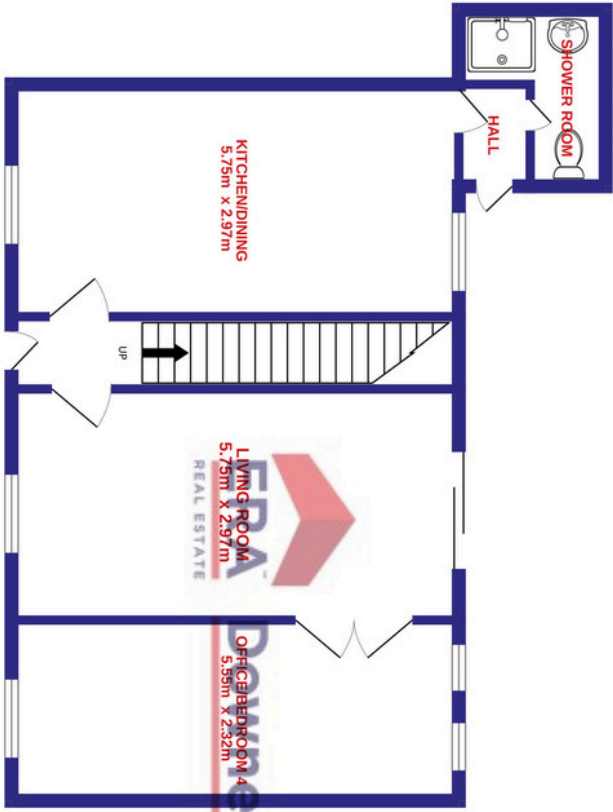
| **BATHROOM**

1.97m x 1.98m (6'4" x 6'4")

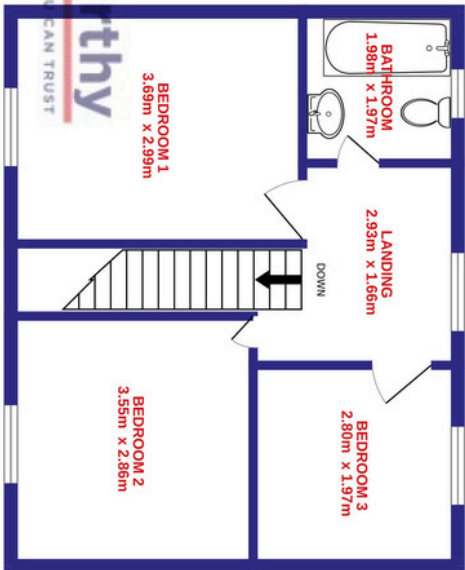
The main bathroom features a three piece suite, one window to the rear, one centre light piece, wall tiling, a wall-mounted mirror with integrated light fitting, timber flooring, and one radiator.



FLOOR PLAN



GROUND FLOOR



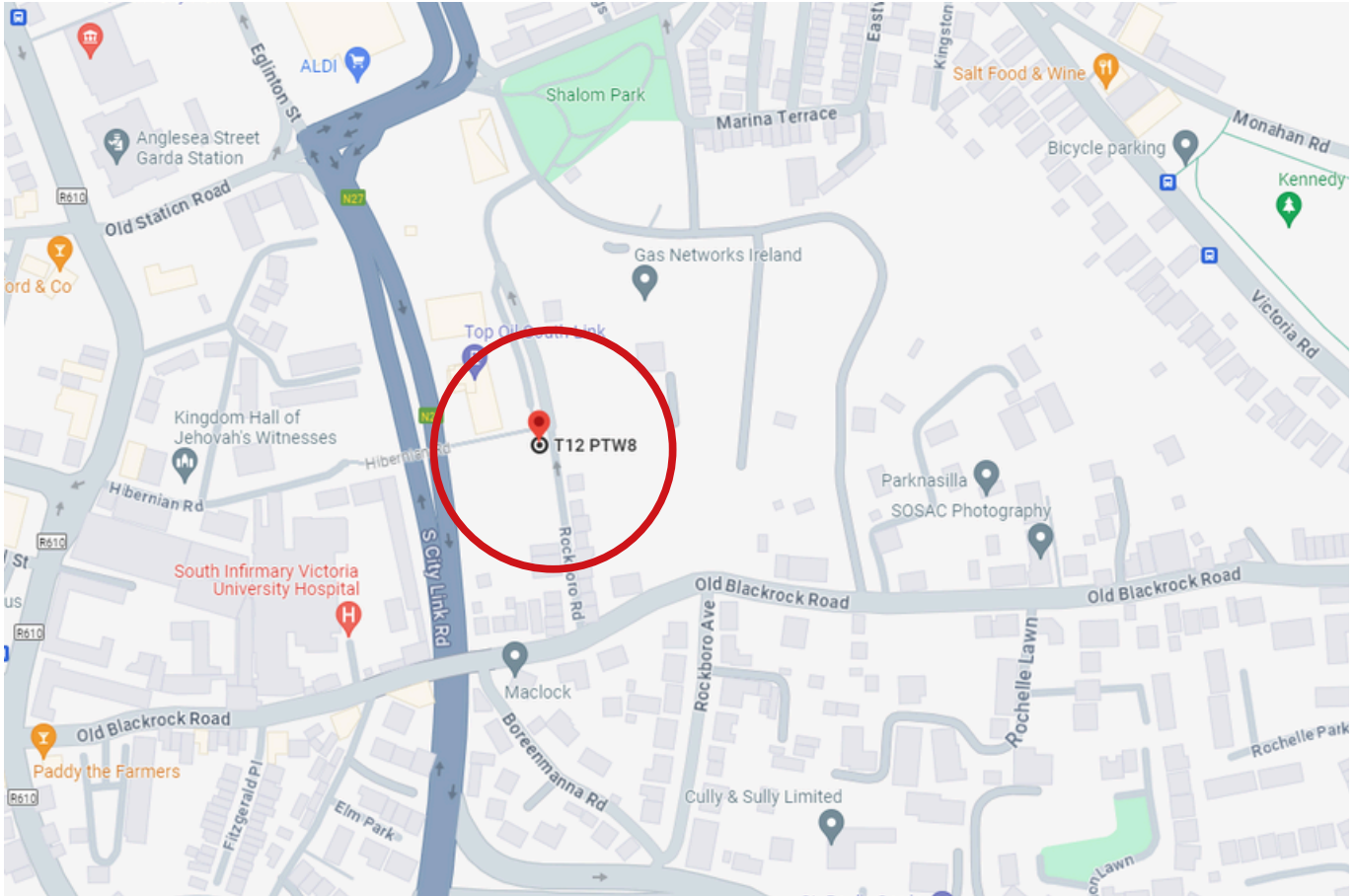
1ST FLOOR



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| DIRECTIONS

Please see Eircode T12 PTW8 for directions.



| ALL ENQUIRIES TO:

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