

3 Castle Close Road, Blarney, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this superbly positioned four/five bedroom semi-detached property located in the heart of Blarney Village, Cork. The property is within walking distance of all local amenities including shops, restaurants, schools and public transport. This property presents a rare opportunity to acquire a spacious family home with further potential to extend in this much sought after residential location.



AMV: €445,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 133.53 Sq. M. / 1,437 Sq. Ft.
- Built in 1975
- BER F with potential to increase to A3
- Oil fired central heating
- Double glazed windows
- Four/five spacious bedrooms
- Enclosed rear garden with superb patio area
- A stones' throw away from picturesque Blarney village and all local amenities including schools, shops, bars and restaurants
- 20 minute drive to Cork city centre
- 10 minute drive to Apple Ireland Head Quarters
- Easy access to the N20 road network

| RECEPTION HALLWAY

4.25m x 2.2m (13'9" x 7'2")

An open porch with tiled step allows access to a teak door with glass side panelling, leading you in to the main reception hallway. The hallway has carpet flooring, one centre light piece, one large radiator, extensive under stair storage, two power points, an alarm control point and one telephone point.



| OPEN PLAN LIVING ROOM/DINING ROOM

7.8m x 4.05m (25'5" x 13'2")

A spacious open plan, dual aspect room has carpet flooring throughout. There is one window to the front of the property and a sliding door to the rear, both including a roller blind, curtain rail and curtains. The room features attractive decorative cornicing around the ceiling, two light pieces, an open fireplace, two radiators, nine power points and one television point.



| KITCHEN

2.9m x 4.05m (9'5" x 13'2")

The kitchen has two windows overlooking the rear of the property, tile flooring and units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated double oven, microwave, hob, extractor fan and a stainless steel bowl and a half sink. The room has eleven power points, one radiator, one centre light piece and a door with glass panelling allowing access to the dining/living area. A separate door also allows access to the rear lobby.



| LOBBY

1.1m x 0.9m (3'6" x 2'9")

The lobby has tile flooring and access to the guest w.c is gained from here. A teak door with glass panelling allows access to the rear garden.

| GUEST W.C

1.6m x 0.9m (5'2" x 2'9")

The guest w.c features a one piece suite. There is one window to the rear of the property, one centre light piece and tile flooring.

| HOME OFFICE/BEDROOM 5

4.6m x 2.6m (15'0" x 8'5")

Located off the main hallway, this versatile room could serve a multitude of uses. This dual aspect room has one window to the front of the property and one window to the side, both including curtain rail and curtains. The room has carpet flooring, one centre light piece, one radiator and seven power points.



| STAIRS AND LANDING

3.55m x 2.7m (11'6" x 8'8")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, access to a hot press which is shelved for storage and one centre light piece.

| **BEDROOM 1**

3.9m x 3.6m (12'7" x 11'8")

A spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has an impressive array of built-in units from floor to ceiling and new carpet flooring. There is one centre light piece, one radiator and four power points.



| **BEDROOM 2**

3.85m x 3.6m (12'6" x 11'8")

A large double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has an impressive array of built-in units from floor to ceiling, new carpet flooring, one centre light piece, one radiator and six power points.



| **BEDROOM 3**

2.45m x 2.7m (8'0" x 8'8")

A large single bedroom has one window to the front of the property with carpet timber flooring, one centre light piece, one radiator and one power point.



| **BEDROOM 4**

3.75m x 2.65m (12'3" x 8'6")

A superb double bedroom has a sliding door allowing access a balcony to the front of the property at first floor level. There is carpet flooring, one centre light piece, one radiator and one power point.



| **BATHROOM**

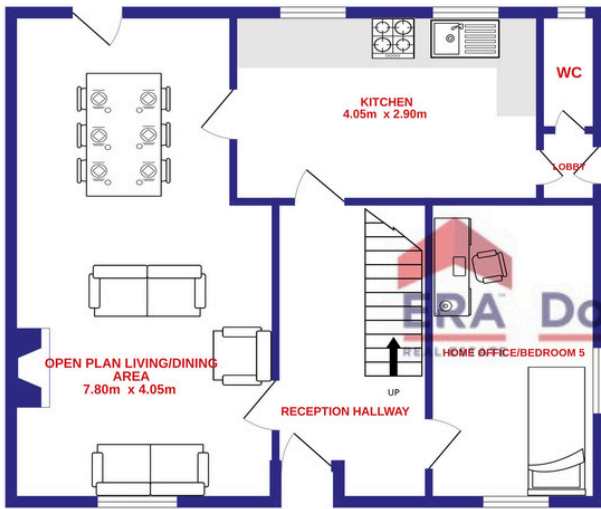
1.7m x 2.55m (5'5" x 8'3")

The main family bathroom features a four piece suite including a Triton T80Z electric shower fitted over the bath. The room has impressive floor and wall tiling, one window to the rear, one centre light piece, one radiator, integrated storage and a Stira staircase allowing access to the attic.

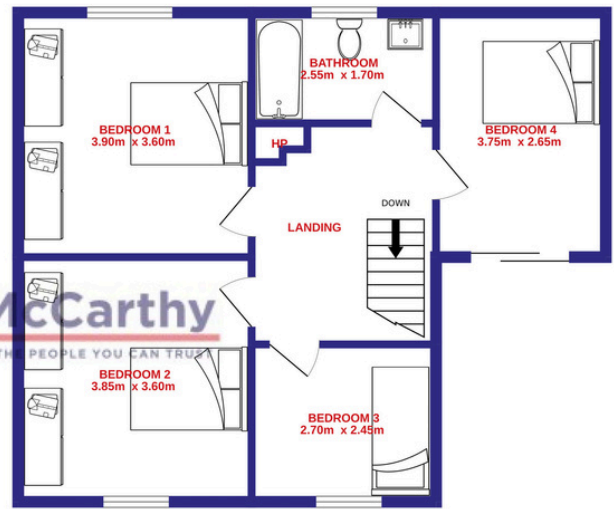


| FLOOR PLAN

GROUND FLOOR



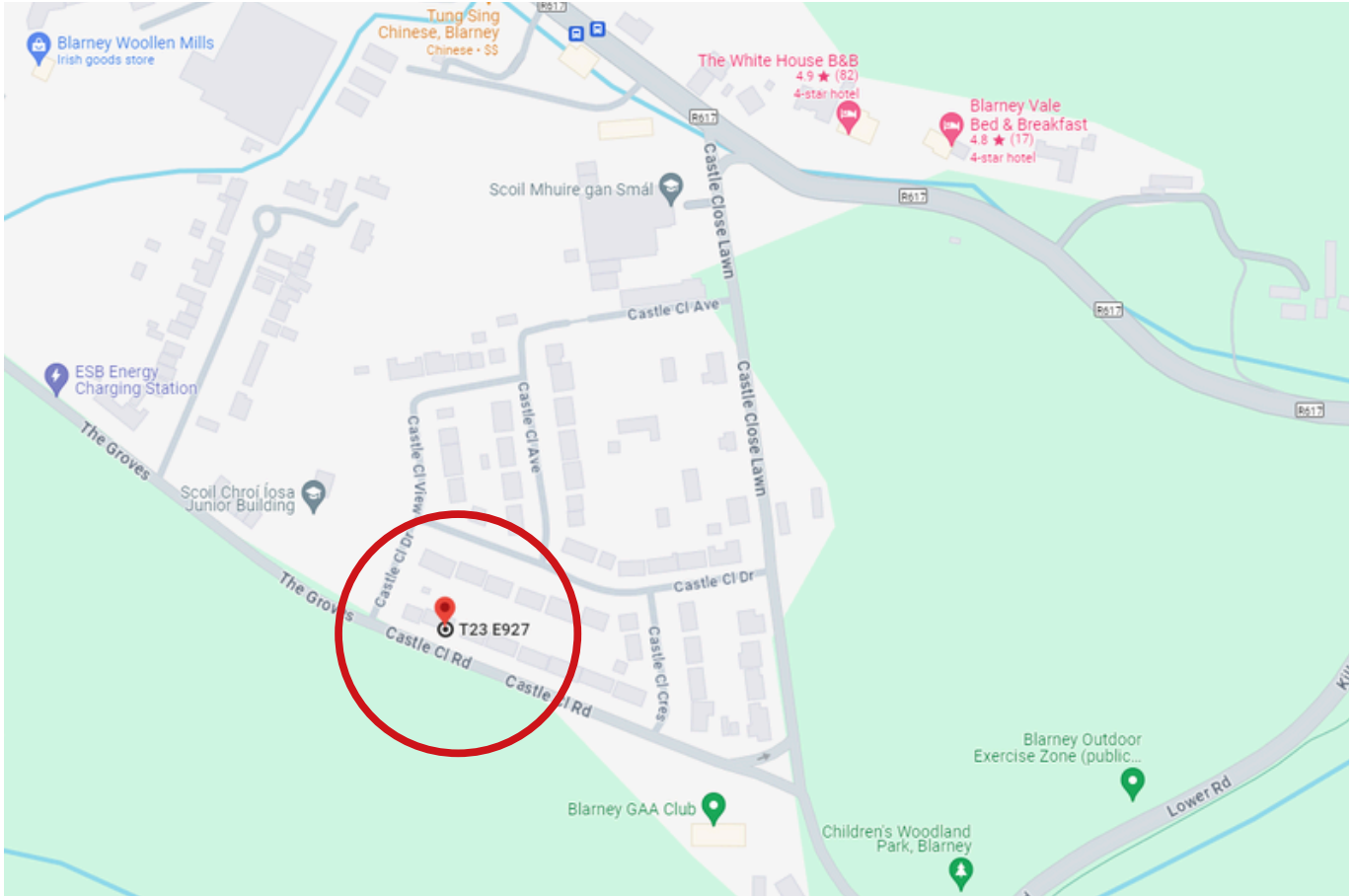
1ST FLOOR



ERA Downey McCarthy
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| DIRECTIONS

Please see Eircode T23 E927 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



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