

4 Upper Beaumont Drive, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly positioned and spacious four bedroom semi-detached property, situated in the highly desirable suburb of Beaumont in Blackrock, Cork. The property, which is positioned on a large prominent site fronting onto Beaumont Park and is not overlooked front or rear, is a blank canvas offering an abundance of potential to the purchaser to create their dream home. All local amenities are within easy reach to include Beaumont school, shops, bars, restaurants and the Marina walk and greenway.

Accommodation consists of a reception hallway, living room, lounge/dining room, lobby, kitchen, utility space and guest w.c on the ground floor, while upstairs the property offers a cloak room, four spacious bedrooms and the main family bathroom.

AMV: €475,000



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PSRA No. 002584

| FEATURES

- Superb site with future development potential subject to FPP
- Approx. 115.77 Sq. M. / 1,246 Sq. Ft.
- Built approx. 1940
- BER G with potential to increase to A2
- Oil fired central heating
- Aluminium single glazed windows
- Four spacious bedrooms
- Superb rear garden and separate shed which is ideal for storage
- Mature and sought after location
- Prominent position overlooking Beaumont park / Not overlooked to the front or rear
- Off street parking for 1-2 cars
- Within a 5 minute walk from all amenities to include schools, bars, cafes, supermarket
- 10 minutes to Blackrock village
- Located on the 202 bus route

| RECEPTION HALLWAY

4.9m x 3m (16'0" x 9'8")

An open porch with tile flooring allows access to an aluminium door with glass centre panelling, leading you in to the main reception hallway. The hallway has carpet flooring, one centre light piece, extensive under stair storage, one radiator, two power points and one telephone point.



| LIVING ROOM

3.6m x 4.4m (11'8" x 14'4")

A spacious main living room has three windows to the front of the property, each including blinds and allowing extensive natural light to flood the area. There is carpet flooring, one centre light piece, one large radiator, an open fireplace and five power points.



| LOUNGE/DINING ROOM

3.7m x 3.95m (12'1" x 12'9")

This versatile room could serve a multitude of uses. The room has one large window overlooking the rear of the property, carpet flooring, one radiator, one centre light piece, an open fireplace, six power points and one television point.



| LOBBY

0.9m x 1.8m (2'9" x 5'9")

This area has carpet flooring, one window to the side of the property, two power points and a door allowing access to the kitchen.

| KITCHEN

2.6m x 3.75m (8'5" x 12'3")

The kitchen features units at eye and floor level in an L-shape, carpet flooring and a stainless steel sink with double drainer unit. There is one window to the rear of the property with blinds and pelmet, and twelve power points. A timber door with glass panelling allows access from here to a utility area.



| UTILITY

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

This area has carpet flooring, built-in storage at eye and floor level and doors leading to the rear garden and the guest w.c.



| GUEST W.C

1.6m x 1.2m (5'2" x 3'9")

The guest w.c features a two piece suite, one window to the rear of the property, one centre light piece and a wall-mounted heater.

| STAIRS AND LANDING

0.95m x 4.55m (3'1" x 14'9")

The stairs and landing features carpet flooring throughout. At the half landing there are two windows to the side of the property including blinds and a door allowing access to a cloak room. The landing area has one centre light piece, two power points and an access hatch to the attic.



| CLOAK ROOM

1.2m x 1.5m (3'9" x 4'9")

This area has one window to the front of the property including blinds, carpet flooring, one centre light piece, two power points and multiple telephone points. The room has wall-mounted hanging space.

| **BEDROOM 1**

3.7m x 4m (12'1" x 13'1")

A spacious double bedroom has one window to the front of the property including blinds, carpet flooring, extensive built-in storage from floor to ceiling on both sides, one centre light piece, one radiator, seven power points and one telephone point.



| **BEDROOM 2**

3.7m x 3m (12'1" x 9'8")

A spacious double bedroom has one window overlooking the garden to the rear of the property including blinds, carpet flooring, one centre light piece, one large radiator and four power points.



| **BEDROOM 3**

3.7m x 3.4m (12'1" x 11'1")

A spacious double bedroom has one window to the front of the property including blinds, carpet flooring, built-in units from floor to ceiling, extensive storage space over the stairs, a mounted bed headboard with shelf and locker, one radiator, one centre light piece, one wall-mounted light piece and four power points.



| **BEDROOM 4**

2.75m x 2.3m (9'0" x 7'5")

A generous single bedroom has one window to the rear of the property including blinds, carpet flooring, one centre light piece, one large radiator and two power points.



| **FAMILY BATHROOM**

2.75m x 2.05m (9'0" x 6'7")

The main family bathroom features a three piece suite including a double corner shower area incorporating a Mira Elite 2 electric shower. The room has carpet flooring, one window to the rear, one centre light piece, one wall-mounted heater, wall tiling and access to a hot press.



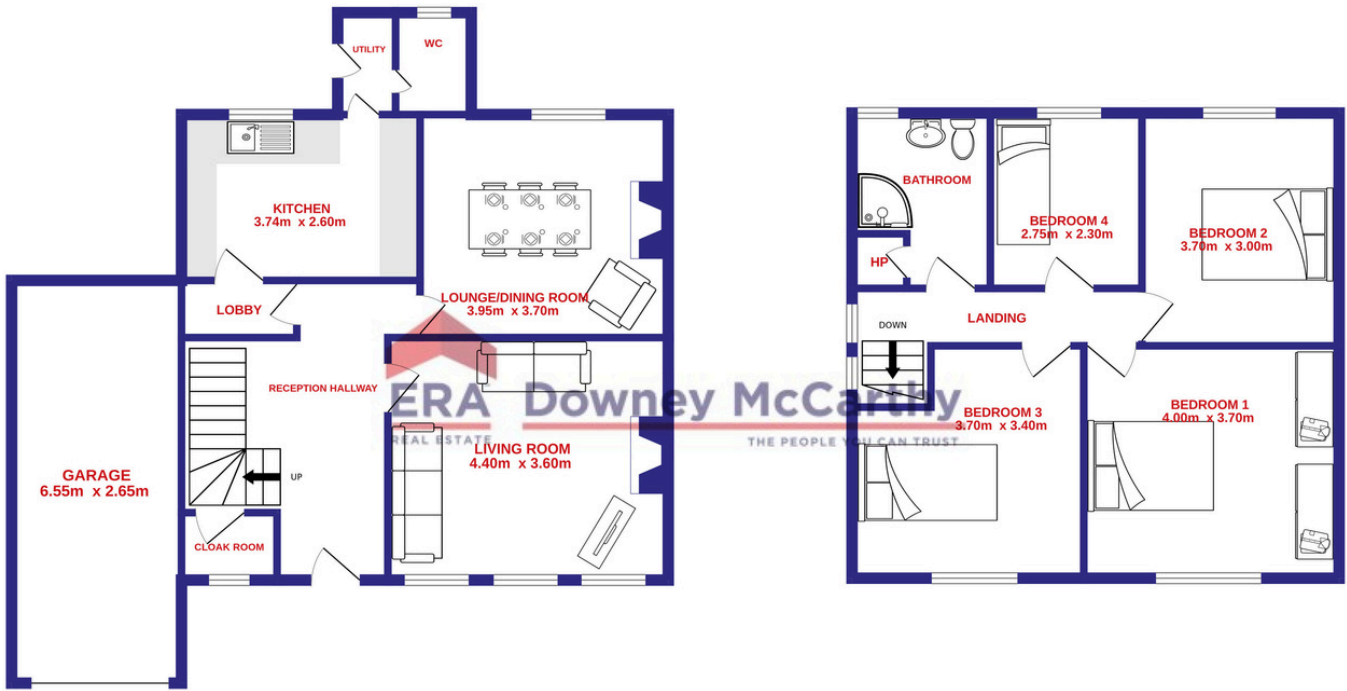
| **GARAGE**

6.55m x 2.65m (21'4" x 8'6")

The attached garage has an up and over door to the front.



| FLOOR PLAN



| GARDENS AND EXTERIOR



The front of the property is fully enclosed with block built walls. A tarmacadam driveway will facilitate off street parking for 1-2 cars. The garden is laid to lawn and a concrete footpath allows access from the main pedestrian footpath to the front door.

The rear of the property boasts a superb rear garden which is fully enclosed, laid to lawn and features mature trees and plants, adding a high level of privacy. There is a separate shed located behind the garage which is ideal for storage.

| DIRECTIONS

Please see Eircode T12 XE0W for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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