

16 College View, Blarney Street, Cork



ERA Downey McCarthy Auctioneers are very pleased to present to the market this beautifully presented, and cleverly extended, three-bedroom semi-detached property. No 16 commands the most impressive panoramic views out over the southern and western suburbs of Cork City. The property has a host of high quality finishes and modern décor throughout and viewing comes highly recommended to appreciate what this home has to offer.

Accommodation consists of porch, reception hallway, living room, open plan kitchen/dining area, and an extension to the back of the house provides a utility space and a super shower/wet room on the ground floor. Upstairs the property offers three bedrooms plus the main family bathroom.

AMV: €295,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 92.75 Sq. M. / 998 Sq. Ft.
- Built in 1989 - extended and modernised in 2015/16
- BER D1
- Natural gas fired central heating
- PVC double glazed windows
- New composite front door
- Three bedrooms
- Attractive décor throughout
- Extended to the rear
- Fully enclosed rear garden and patio area
- Panoramic views over Cork city on first floor level
- Off street parking
- Superb location close to all amenities
- Walking distance to UCC & Mercy Hospital
- 5 minutes' drive to Apple HQ Ireland

| PORCH

0.95m x 1.35m (3'1" x 4'4")

A double door with large glass windows allows access into the porch area, which has tile flooring, one frosted window to the side of the property, and a composite door with frosted glass panelling allowing access to the main reception hallway.

| RECEPTION HALLWAY

4.1m x 1.67m (13'4" x 5'4")

The hallway has high quality laminate flooring, centre light fitting, neutral décor, radiator, electrical service board, and an alarm control point. There is also under stair storage units incorporating pull-out drawers.



| LIVING ROOM

4.17m x 3.39m (13'6" x 11'1")

A spacious main living room has high quality laminate flooring, attractive neutral décor, centre light fitting, a feature fireplace with marble surround, and two windows to the front of the property. Double doors allow access to the open plan kitchen/dining area.



| KITCHEN/DINING ROOM

3.46m x 5.16m (11'3" x 16'9")

The kitchen area has high quality tile flooring, and solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. There is space for a fridge freezer, space for an oven/hob/extractor fan, a feature island unit, plumbing for a dishwasher, a stainless steel sink, storage space, and power points.

The dining area has high quality laminate flooring, large radiator, two windows overlooking the rear garden, two light fittings and attractive neutral décor.



| UTILITY ROOM

3.68m x 2.56m (12'0" x 8'3")

Accessed via the open plan kitchen/dining area, this most spacious utility room has one frosted window and two doors to either side allowing easy access to the rear of the property. There is plumbing for a washing machine, plumbing for a tumble dryer, storage space, worktop counter, recessed spot lighting, one radiator, attractive neutral décor, and a door allowing access to the ground floor shower room.



| SHOWER ROOM

2.16m x 2.36m (7'0" x 7'7")

A superb shower room features a three piece suite including a shower area incorporating a shower fed from the immersion tank, one frosted window to the side, high quality floor and wall tiling, recessed spot lighting, an impressive fitted mirror with integrated lighting, a heated towel rail, and a storage cupboard.



| STAIRS AND LANDING

2.79m x 1.82m (9'1" x 5'9")

The stairs and landing areas are fitted with carpet flooring throughout. At the top of the landing there is one centre light fitting, a hot press area which is shelved for storage, and solid doors leading to all rooms.



| BEDROOM 1

4.14m x 2.94m (13'5" x 9'6")

A spacious double bedroom has two windows overlooking the front of the property, offering panoramic views over Cork city. The room has carpet flooring, attractive neutral décor, a superb wardrobe unit, one radiator, one centre light fitting, and power points.



| BEDROOM 2

3.25m x 3.25m (10'6" x 10'6")

This double bedroom features carpet flooring, two windows to the rear of the property, attractive neutral décor, centre light fitting, radiator, and power points.



| BEDROOM 3

2.56m x 2.17m (8'3" x 7'1")

Currently in use as a home office, this bedroom has a window to the front of the property, carpet flooring, radiator, centre light fitting, and power points.



| MAIN BATHROOM

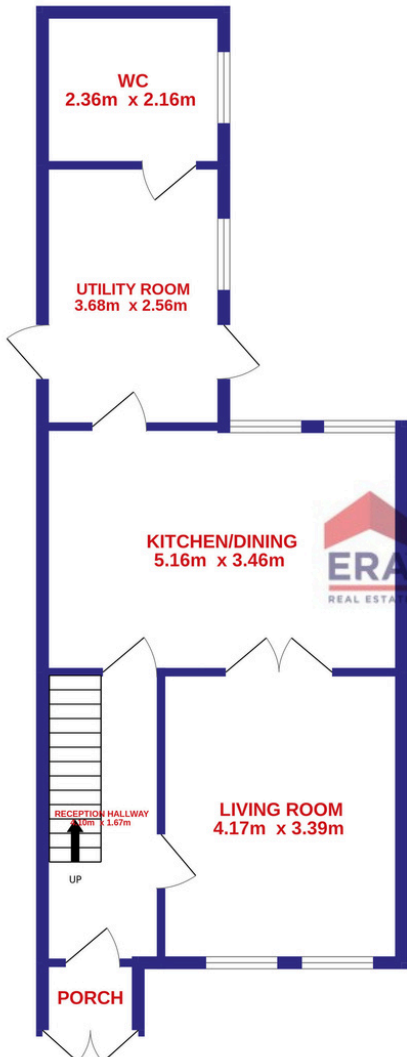
1.91m x 1.82m (6'2" x 5'9")

The main family bathroom features a three piece suite including a shower cubicle incorporating a Triton T90Z electric shower, floor and wall tiling, attractive décor, centre light fitting, a heated towel rail, high quality mirror with integrated lighting, and a frosted window to the rear of the property.

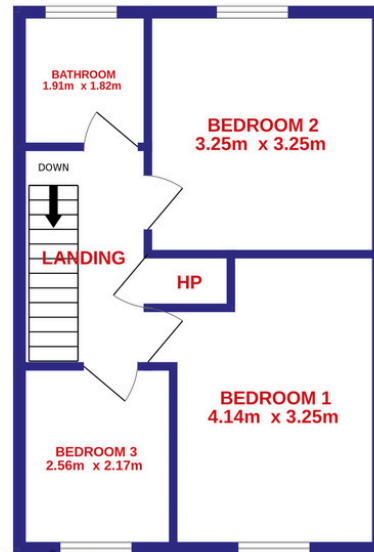


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

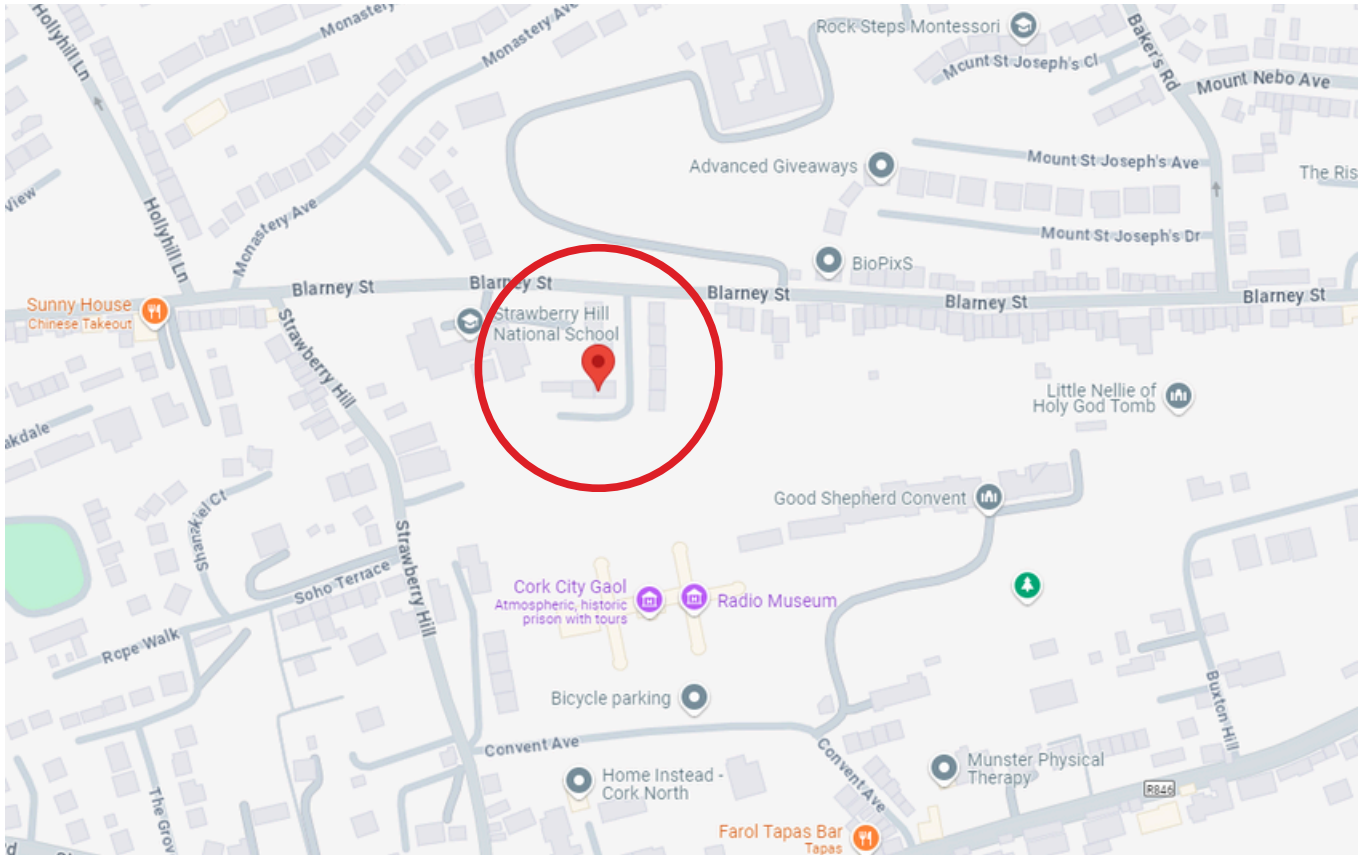


The front of the property has a concrete driveway to accommodate off street parking. To the right hand side, there is a small, well-maintained garden area with mature shrubs and plants. A side alleyway allows access to the rear.

The rear of the property is maintenance free and fully enclosed with fencing to all sides. There is a patio area and steps leading to a beautiful, well-maintained garden area.

| DIRECTIONS

Please see Eircode T23 Y1RP for directions.



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