

2 Hillcrest Close, Blarney Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this recently refurbished, three bedroom semi-detached property which benefits from a sunny south facing rear aspect, spectacular views over Cork City centre from its elevated site and its positioned within a quiet cul-de-sac in a mature residential estate. The property offers a modern interior finish with a high end fitted kitchen and bathroom suite, top quality flooring and impressive wardrobes.



AMV: €295,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 96 Sq. M. / 1,033 Sq. Ft.
- Built in 1982
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- New energy efficient double glazed windows
- New energy efficient gas boiler
- Impressive fitted kitchen
- New bathroom suites
- Three bedrooms
- Enclosed rear garden with south facing aspect
- Superb residential area with panoramic views across Cork
- Walking distance to local amenities, Apple Headquarters, Mercy Hospital & UCC
- No Rent Cap
- Close proximity to Cork city centre

| RECEPTION HALLWAY

5.67m x 1.7m (18'6" x 5'5")

A PVC door with glass centre and side panelling allows access to the main reception hallway. The beautifully presented hallway has newly fitted laminate timber flooring and an attractive colour palette. The area has one centre light piece, covings around the ceiling, one large radiator, four power points, one thermostat control for the heating, and extensive under stair storage. A door allows access to the guest w.c.



| GUEST W.C

The guest w.c features a two piece suite with impressive modern tiling from floor to ceiling. There is one window to the side of the property, one centre light piece, and an extractor fan.

| LIVING ROOM

5.3m x 3.6m (17'3" x 11'8")

A superb main living room has one window to the front of the property, including a roller blind and net curtains. The room has carpet flooring, covings around the ceiling and centre light piece, one large radiator, an open fireplace, six power points, and one television point. Double doors with glass panelling allow access into the kitchen/dining area.



| KITCHEN/DINING

3.25m x 5.4m (10'6" x 17'7")

The open plan kitchen/dining area features a newly fitted kitchen, finished in a Prague ivory colour scheme, in an L-shape with an extensive worktop counter and impressive splashback finished with subway tiles. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel double mixer sink, fridge freezer, washing machine and a dishwasher. The area has a south facing aspect which floods the room with natural light with one window overlooking the rear garden, and double doors allowing access to same. Other features include laminate timber flooring, two light pieces, a heat detector, a smoke alarm, a carbon monoxide alarm, twelve power points, one radiator, and extensive dining space.



| STAIRS AND LANDING

3.1m x 1.9m (10'1" x 6'2")

The stairs and landing are fitted with new carpet flooring throughout. The landing has one window overlooking the side of the property, neutral décor, one centre light piece and an access hatch to the attic and two power points.

| BEDROOM 1

4.25m x 3.4m (13'9" x 11'1")

A spacious double bedroom has one window to the rear of the property, including a roller blind, and offering panoramic views over Cork city. The room has new carpet flooring, an extensive array of new built-in units from floor to ceiling, one centre light piece, one radiator, and four power points.



| BEDROOM 2

4.35m x 3.4m (14'2" x 11'1")

A generous sized double bedroom has one window to the front of the property, including a roller blind and net curtain. The room has new carpet flooring, attractive décor, one centre light piece, one radiator, four power points, one thermostat control for the heating, a smoke alarm, and a carbon monoxide alarm.



| **BEDROOM 3**

2.7m x 2.4m (8'8" x 7'8")

A spacious single room has one window to the front of the property, including a roller blind and a net curtain. The room has new carpet flooring, one centre light piece, one large radiator, four power points, and built-in storage.



| **BATHROOM**

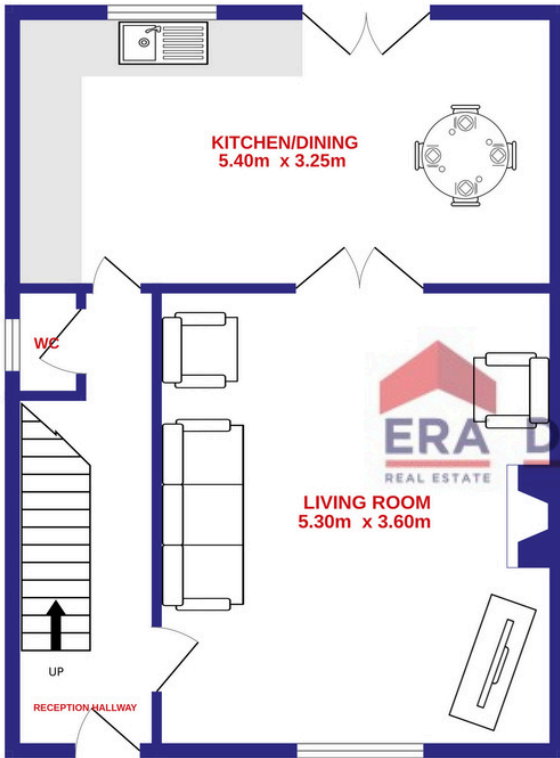
2.7m x 1.9m (8'8" x 6'2")

The newly refurbished family bathroom features a three piece suite including a walk-in shower incorporating a Triton Novel SR shower. There is modern tiling throughout, one window to the rear of the property, one centre light piece, one extractor fan, one radiator, and access to a hot press which is shelved for storage.

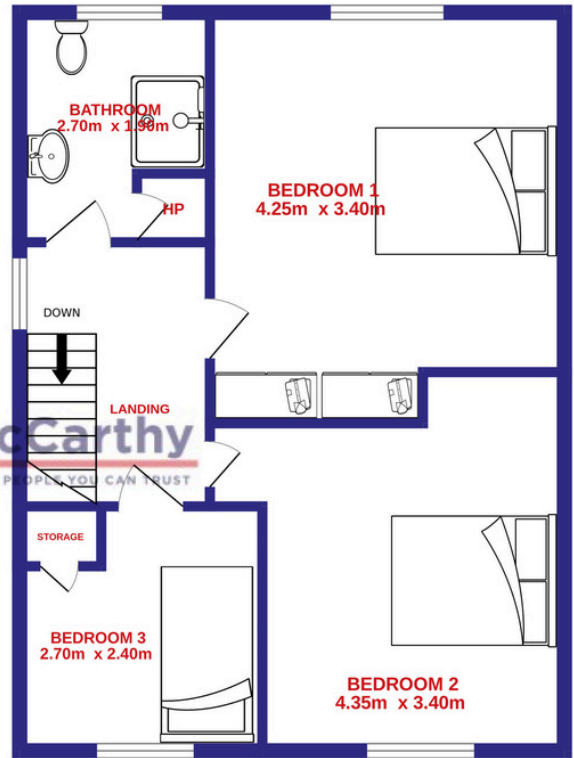


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
REAL ESTATE
THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 DPR9 for directions.



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