

Apt. 7 Blackrock House, Blackrock Road, Blackrock, Cork



ERA Downey McCarthy Auctioneers are pleased to offer to the market this superbly located and beautifully presented second floor one bedroom apartment, situated within the sought after and private development of Blackrock House, a landmark Georgian building dating to 1770 in the heart of Blackrock village. No. 7 is located on the west wing of this historic building behind a secure gated entrance and is within 2 minutes of the popular Blackrock Pier.

Accommodation consists of reception hallway, living/dining room, kitchen, two spacious bedrooms, and one bathroom.

AMV: €375,000

BER EXEMPT

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 48 Sq. M. / 517 Sq. Ft.
- Original building built in 1770
- BER Exempt
- Gas fired central heating
- Double glazed windows
- Impressive 10.5 foot ceilings
- 10 Sq. M. floored attic space
- One spacious bedroom
- Allocated parking for one vehicle within a secure and gated development of just 27 residences
- Lift and EV charging available
- Sought after location on the Blackrock Road
- Within walking distance of schools, shops, bars, restaurants and Cork city centre
- 5 minutes' drive from the popular Marina Promenade and Atlantic Pond

| RECEPTION HALLWAY

3.88m x 2.02m (12'7" x 6'6")

The welcoming reception hallway has high quality laminate flooring, 10.5 foot high ceiling, attractive neutral décor, space for one centre light piece, two power points, one radiator, and one window overlooking the side of the property.



| LIVING/DINING ROOM

5.65m x 3.22m (18'5" x 10'5")

The spacious living/dining room has high quality laminate flooring, 10.5 foot high ceiling, attractive neutral décor, two radiators, space for two light pieces, three wall-mounted light pieces, ample power points, and one large window overlooking the rear of the property. An open arch allows access to the kitchen.



| KITCHEN

2.59m x 1.91m (8'4" x 6'2")

The kitchen features modern fitted units at eye and floor level with beautiful granite worktop counter, integrated oven/hob/extractor fan, ample storage, and plumbing for a dishwasher. The room has high quality laminate flooring, two light pieces and one large window overlooking the rear of the property with fitted blinds. A door allows access to the utility room.



| UTILITY ROOM

1.27m x 2.02m (4'1" x 6'6")

The utility room has high quality laminate flooring, one radiator, plumbing for a washing machine, space for a freezer, three wall-mounted light pieces, and one window overlooking the rear of the property. The gas boiler is also housed here.



| BEDROOM

2.78m x 3.33m (9'1" x 10'9")

The spacious double bedroom has high quality laminate flooring, impressive Sliderobe fitted units for storage, one centre light piece, dimmer lights, attractive neutral décor, one large window overlooking the side of the property with fitted blinds, one radiator, and ample power points.



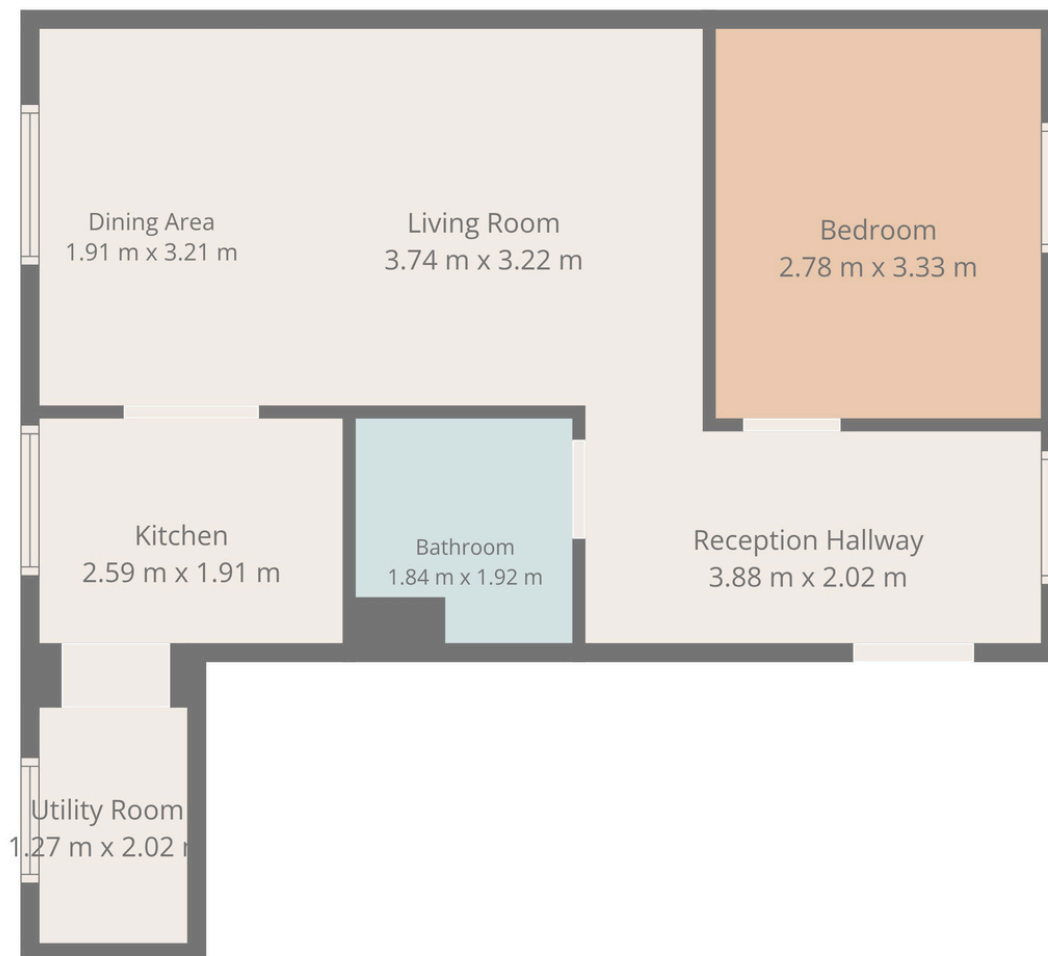
| BATHROOM

1.84m x 1.92m (6'0" x 6'2")

The main bathroom features a four piece suite including an immersion pump shower fitted over the bath. The room has floor and wall tiling, one large radiator, recessed spot lighting, a heated towel rail, neutral décor, and an extractor fan.



| FLOOR PLAN

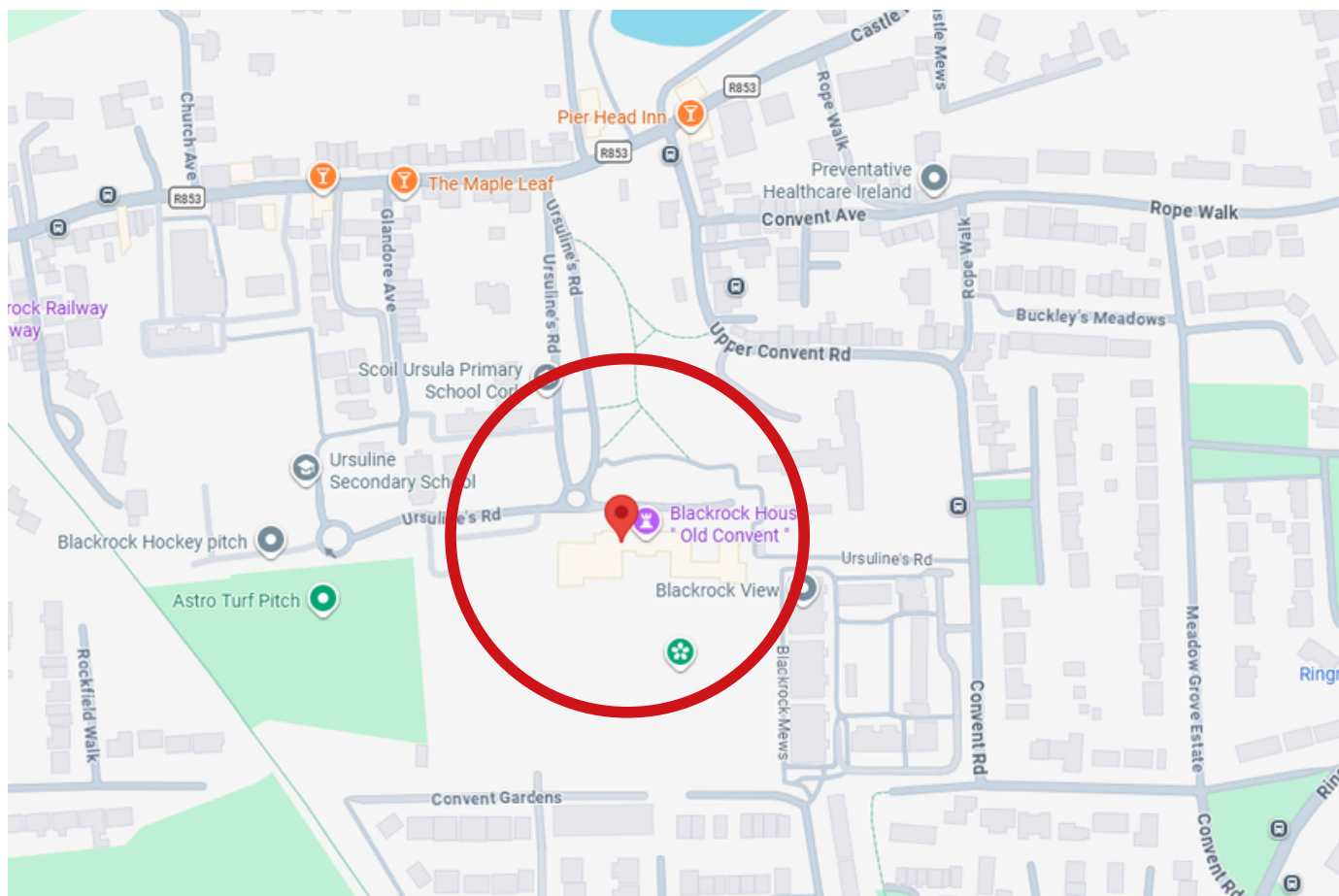


| BLACKROCK HOUSE AND EXTERIOR



| DIRECTIONS

Please see Eircode T12 TFN1 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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