

2 Woodville Terrace, Station Road, Blarney, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is pleased to offer to the market this very well-appointed, and extended, three bedroom terraced home, situated in a popular and convenient location of Woodville Terrace in Blarney, Cork. The property is within walking distance to a host of essential and recreational amenities in Blarney village including shops, restaurants, primary and secondary schools, creche and public transport.

Accommodation consists of porch, reception hallway, living room, dining room, extended kitchen, utility room, and a shower room on the ground floor. Upstairs the property offers three spacious bedrooms, and the main family bathroom.

AMV: €300,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 101.59 Sq. M. / 1,094 Sq. Ft.
- Built in 1966 approx.
- BER D
- Oil fired central heating
- Three spacious bedrooms
- Fully enclosed and well-maintained rear garden
- 400 metres from The Square in picturesque Blarney village
- Close to all local amenities
- 20 minute drive to Cork city centre
- 10 minute drive from Blackpool shopping centre
- Easy access to the N20 road network

| RECEPTION HALLWAY

4.72m x 1.06m (15'4" x 3'4")

A sliding glass door allows access into the porch, which has tile flooring, one wall-mounted light piece, and a PVC door with frosted glass panelling allowing access into the main reception hallway. The hallway has tile flooring, one centre light fitting, attractive décor, and access to a convenient storage area.



| LIVING ROOM

4.2m x 3.62m (13'7" x 11'8")

A super main living room has one large window overlooking the front of the property, allowing in extensive natural light, plenty of space for a suite of furniture, one centre light fitting, one radiator, a built-in display cabinet, a fireplace with electric insert and carpet flooring.



| DINING ROOM

3.44m x 5.44m (11'2" x 17'8")

The dining room has attractive built-in display and storage cabinets, ample space for a dining table and a couch, a fireplace with a open insert, two light fittings, access to the electrical board, and high quality laminate timber flooring. An open archway allows access into the kitchen.



| EXTENDED KITCHEN

4.02m x 3.79m (13'1" x 12'4")

A superb and bright kitchen has one Velux window overhead, which floods the area with extensive natural light. The kitchen has solid fitted units at eye and floor level, extensive worktop counter, tile splashback, central island unit, integrated oven/hob/extractor fan, space for a fridge freezer, and plumbing for a washing machine. The room has ample storage space, tile flooring, and recessed spot lighting throughout. A door allows access to the utility room.



| UTILITY ROOM

2.23m x 2.34m (7'3" x 7'6")

The utility room has tile flooring, space for a dryer, ample storage space, one window overlooking the rear garden, and a door allowing access to same.



| **SHOWER ROOM**

2.71m x 1.36m (8'8" x 4'4")

The downstairs shower room features a three piece suite including a built-in shower cubicle incorporating a Mira Elite SE electric shower. The room has one Velux window to the rear of the property, fully tiled walls and floors, one radiator, one wall-mounted light piece, and one centre light fitting.



| **STAIRS AND LANDING**

2.98m x 1.98m (9'7" x 6'4")

The stairs and landing are fitted with carpet flooring throughout. The landing has one centre light fitting, an access hatch to the attic, and access to the hot press which is shelved for storage.



| **BEDROOM 1**

3.6m x 3.01m (11'8" x 9'8")

A spacious double bedroom has one window overlooking the front of the property, a built-in wardrobe unit for storage, one centre light fitting, one radiator, and wood flooring.



BEDROOM 2

3.53m x 3.17m (11'5" x 10'4")

Another generous sized double bedroom has one window overlooking the rear of the property, built-in wardrobe units for storage, centre light fitting, radiator and timber flooring.



BEDROOM 3

2.53m x 2.31m (8'3" x 7'5")

Currently in use as a home office, this bedroom has one window to the front of the property, built-in wardrobe units for storage, centre light fitting, radiator and wooden flooring.



MAIN BATHROOM

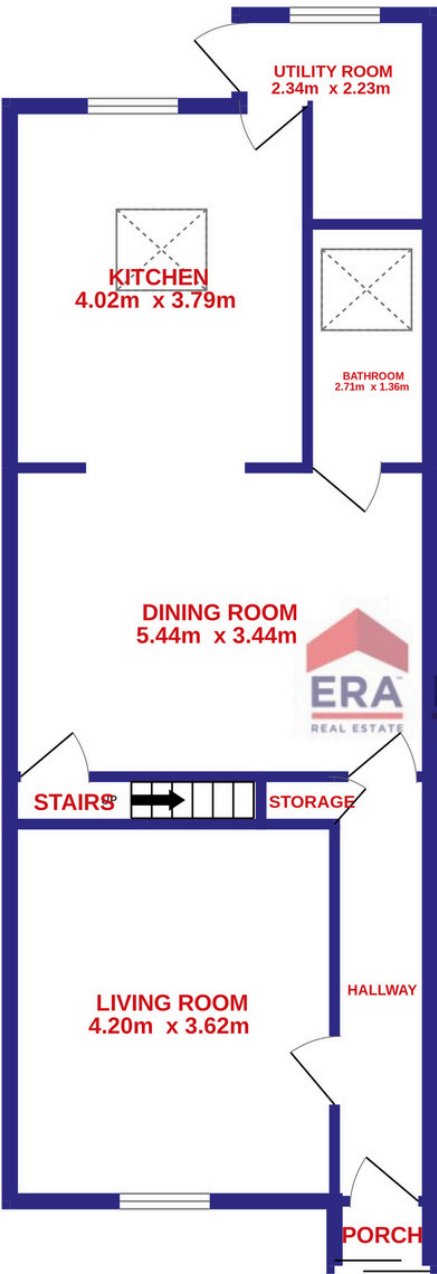
2.42m x 1.96m (7'9" x 6'4")

The main family bathroom feature a three piece suite, one frosted window overlooking the rear of the property, fully tiled walls and floors, one centre light fitting.

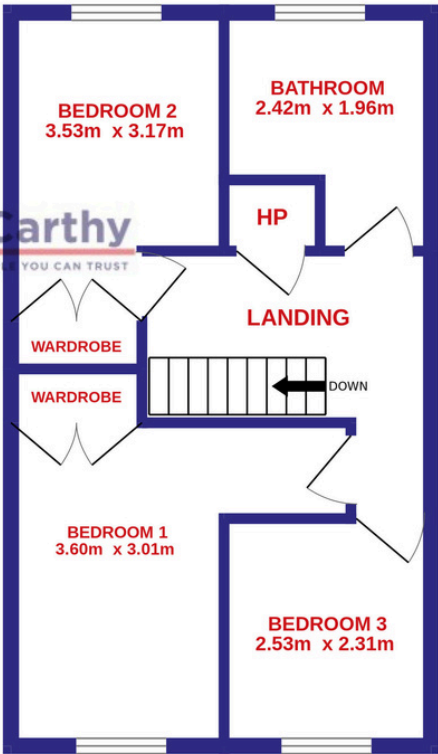


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

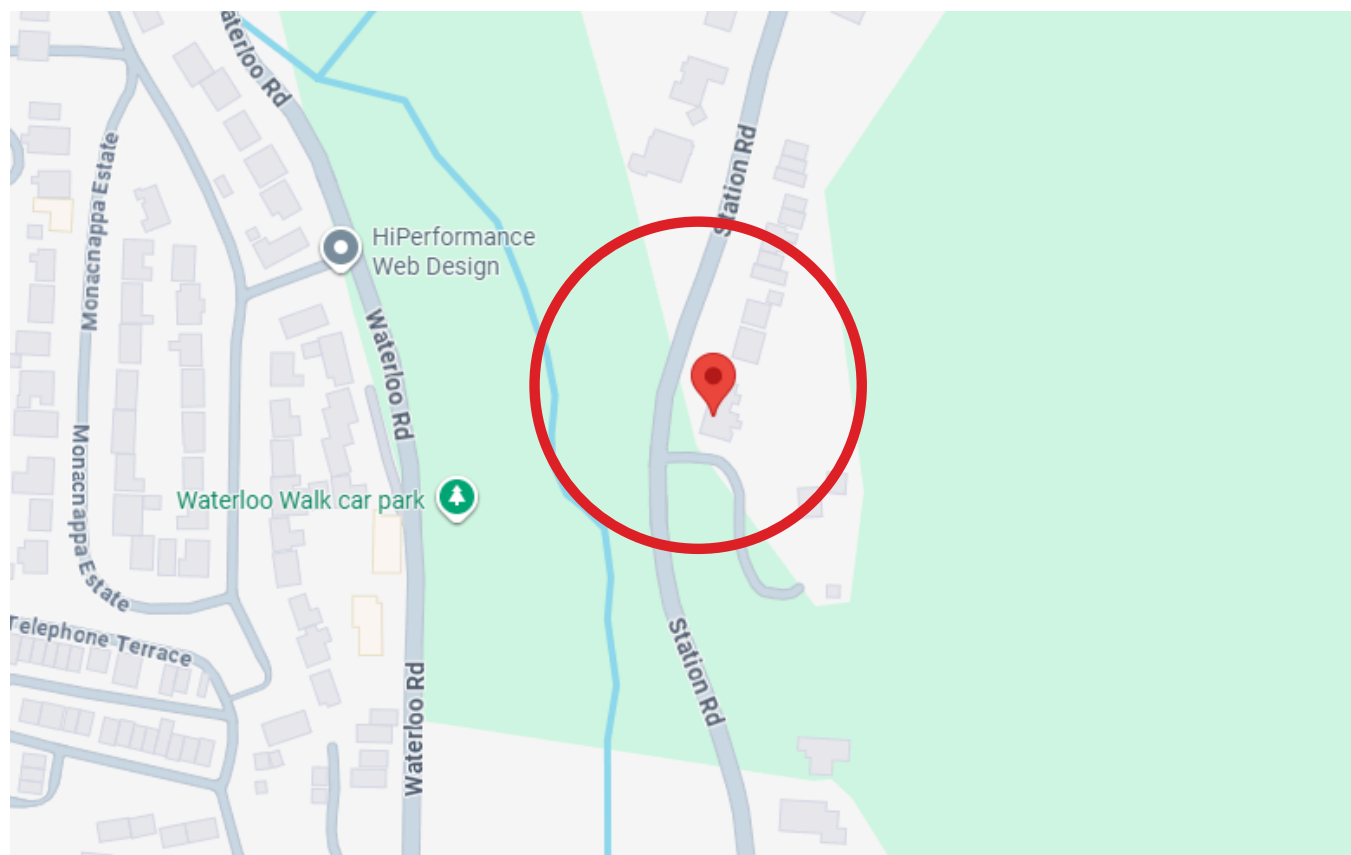


The front of the property is fully enclosed with block built walls to the right and front, and there is a communal concrete staircase that leads up to the front patio. There is a well-maintained garden area which is laid lawn with mature shrubs and plants abounding.

The rear of the property is fully enclosed with block built walls on all sides. There is a well-maintained garden with shrubs and plants, and a patio area which is ideal for outdoor entertaining in the summertime. There is also access to the oil tank.

| DIRECTIONS

Please see Eircode T23 CF95 for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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