

44 Castleowen, Blarney, Cork



ERA Downey McCarthy Auctioneers are pleased to offer to the market this superb and spacious four bedroom detached property situated in the ever popular location of Blarney, Cork. The property is within walking distance of all local amenities in Blarney village including shops, restaurants, schools and public transport. This presents a rare opportunity to acquire a fine property in a fantastic, much sought after location.

Accommodation consists of reception hallway, guest w.c, living room, and kitchen/dining area on the ground floor. Upstairs the property offers four spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €450,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 110 Sq. M. / 1,184 Sq. Ft.
- Built in 1980
- BER B
- Hive remote heating system
- Four bedrooms
- Superb and private south facing rear garden
- Overlooking a green area to the front
- A stones' throw away from the picturesque Blarney village and all local amenities
- 20 minute drive to Cork city centre
- Easy access to the N20 road network

| RECEPTION HALLWAY

4.59m x 1.9m (15'0" x 6'2")

A PVC door with side glass panelling and overhead light allows access to the main reception hallway. The hallway has original parquet flooring, one radiator, one centre light piece, one power point, and a connection point for fibre broadband.



| LIVING ROOM

5.9m x 5.4m (19'3" x 17'7")

This very spacious main living room is dual aspect with two windows to the front of the property, and one large window to the rear. The room has solid oak timber flooring, three feature light pieces, two wall-mounted light pieces, cornicing, neutral décor, a marble fireplace with cast iron centrepiece, two radiators, and nine power points. French double doors allow access to the superb rear decking and garden area.



| GUEST W.C

1.5m x 1.79m (4'9" x 5'8")

The guest w.c features a two piece suite, one window to the front of the property, vinyl flooring, and one centre light piece.



| KITCHEN

5.91m x 2.83m (19'3" x 9'2")

The kitchen features solid oak fitted units at eye and floor level in an L-shape with worktop counter and attractive tile splashback. The kitchen includes an integrated Hot Point double oven, Belling induction hob, extractor fan, stainless steel sink, plumbing for a washing machine, plumbing for a dishwasher, space for a dryer, and space for a fridge freezer. The room has tile flooring, one feature centre light piece, six power points, one window overlooking the rear garden, and a PVC door allowing access to the side of the property and the boiler room which houses a newly installed gas boiler.



| STAIRS AND LANDING

0.9m x 4.17m (2'9" x 13'6")

An open wooden staircase allows access to the first floor landing, which has carpet flooring, neutral décor, one power point and one centre light piece.



| BEDROOM 1

2.64m x 4.8m (8'6" x 15'7")

The spacious main bedroom one window to the rear of the property, newly fitted carpet flooring, built-in wardrobe, built-in linen closet, neutral décor, white cornicing, one centre light piece, five power points, and one radiator. A door allows access to the en suite.



| EN SUITE

1.4m x 1.54m (4'5" x 5'0")

The en suite features a three piece suite including a corner shower cubicle incorporating a Triton electric shower, vinyl flooring, wall tiling, one frosted window to the side of the property, one centre light piece, and one heater.



BEDROOM 2

2.6m x 4.38m (8'5" x 14'3")

Another generous sized double bedroom has one window to the rear, newly fitted carpet flooring, built-in wardrobe, neutral décor, one centre light piece, five power points, and one radiator.



BEDROOM 3

3.2m x 3.14m (10'4" x 10'3")

This double bedroom has one window to the front of the property, newly fitted carpet flooring, neutral décor, one centre light piece, five power points, and one radiator.



BEDROOM 4

2.18m x 3.67m (7'1" x 12'0")

This bedroom has one window to the front of the property, newly fitted carpet flooring, built-in wardrobe, built-in linen closet, neutral décor, one centre light piece, and one radiator.



| FAMILY BATHROOM

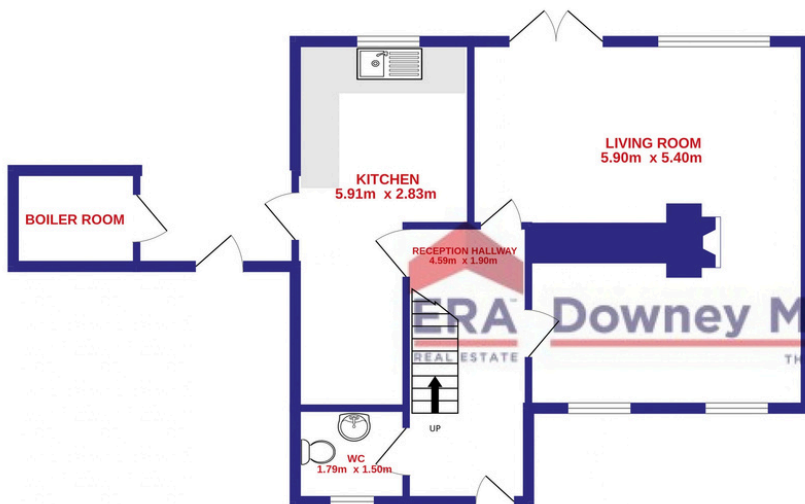
3.15m x 1.79m (10'3" x 5'8")

The main bathroom features a three piece suite including a corner shower cubicle incorporating a Triton electric shower, vinyl flooring, wall tiling, one frosted window to the side of the property, one centre light piece, and access to the hot press.

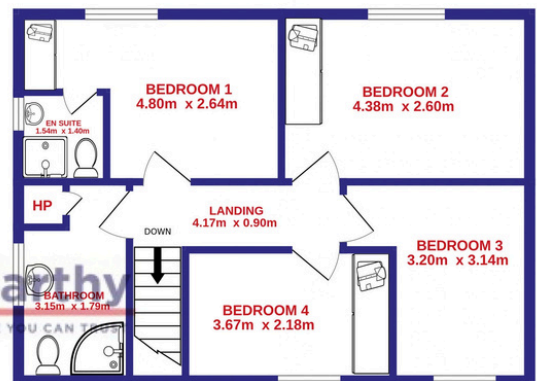


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



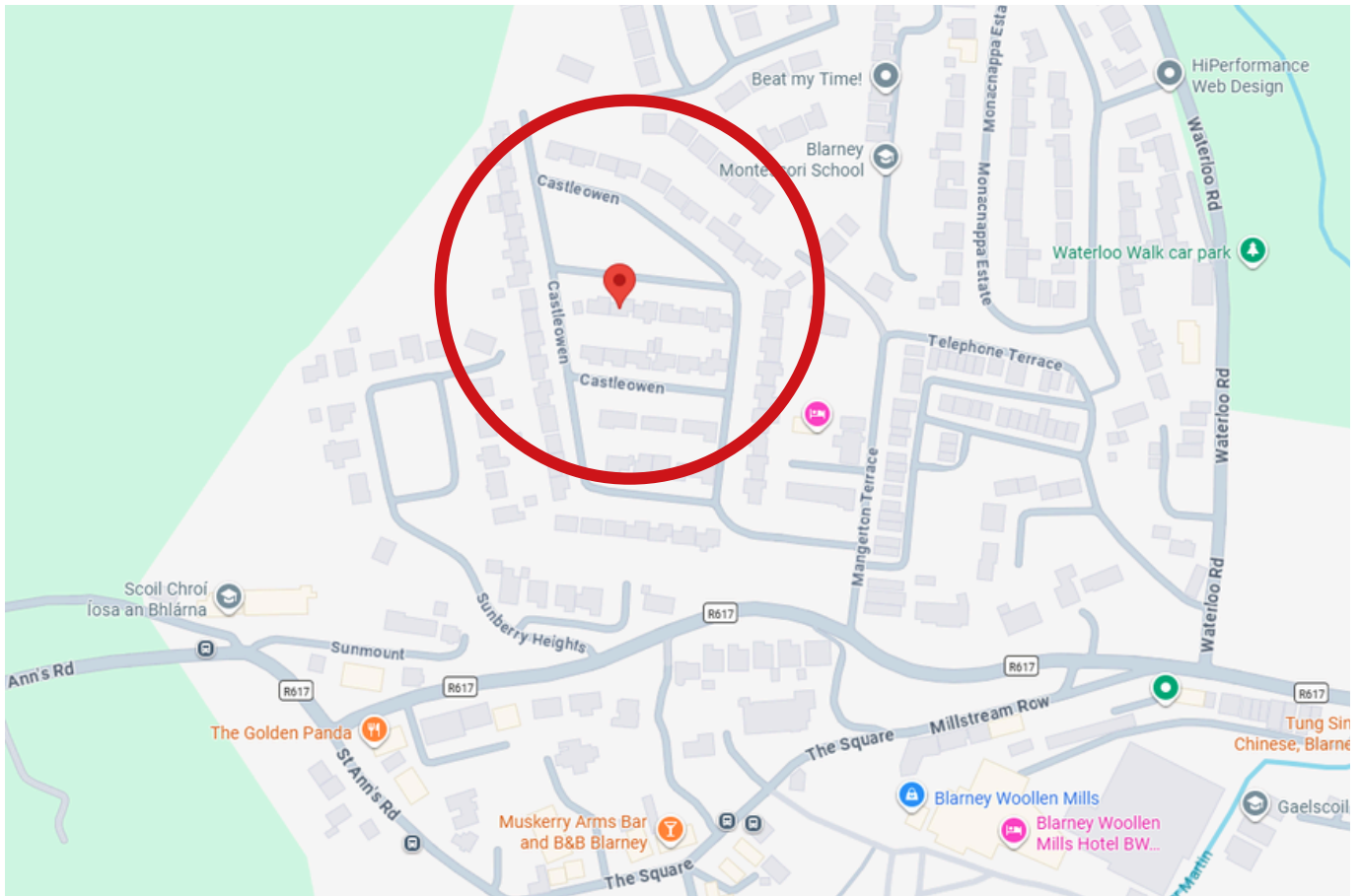
The front of the property has a spacious driveway to accommodate off street parking in addition to a convenient car port with EV charger for additional parking if required. There is a well-maintained garden area with mature trees, shrubs and plants abound.

Side access leads to the boiler room and rear garden.

The rear of the property boasts a south facing aspect and a superb decking area located off the kitchen/dining space. Steps lead down to the garden which is laid to lawn with an abundance of mature with trees shrubs for privacy. There are two sheds included as part of the sale, which are ideal for storage.

| DIRECTIONS

Please see Eircode T23 H977 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Angela Jordan
0863783681
angela@eracork.ie



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.