

Burdon, 5 Menloe Gardens, Blackrock, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is proud to present 'Burdon', 5 Menloe Gardens to the market, a superbly located five bedroom semi-detached home situated within this most prestigious development in Blackrock. The property offers spacious living and bedroom accommodation along with mature and private gardens, and offers immense potential for modernisation or further enhancement to create a truly magnificent family home.

Situated in the heart of Blackrock, Burdon is within walking distance of Blackrock Village & Pier, the re-developed Marina Walk & Park, the Marina Sunday Market, local schools, and sporting facilities including St. Michael's Tennis Club, Blackrock GAA and Cork Con Rugby Club. Renowned as a peaceful and charming "cul-de-sac park," it is characterised by its large central green area bordered by mature chestnut trees. This property represents a rare opportunity to acquire a home in one of Cork's most sought after and desirable residential areas.

Accommodation consists of reception hallway, living room, sitting room, kitchen/dining room, sunroom, utility room, back hallway, guest w.c and access to the garage on the ground floor. No. 5 offers five spacious bedrooms on the first floor with the master bedroom coming with an en suite bathroom, and finally the main family bathroom. The garage is very spacious and ripe for conversion to extra living space or a home office.

AMV: €750,000

BER E2

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PSRA No. 002584

| FEATURES

- Approx. 187.44 Sq. M. / 2,018 Sq. Ft.
- Built in the 1930's approx.
- BER E2 with the potential to bring it up to an A2 (following the recommendations on the BER Report)
- Natural gas central heating
- Five spacious bedrooms upstairs
- Superb front, rear and side gardens
- Immense potential to create a wonderful family home
- In need of some modernisation and renovation
- Mature residential estate in sought after and prestigious location
- Ample off street parking
- A short walk to Blackrock Village and the new Marina Park

| RECEPTION HALLWAY

4.68m x 2.32m (15'3" x 7'6")

A solid teak door with attractive stain glass panelling allows access into the main reception hallway. The hallway features under stair storage, a radiator, centre light fitting, carpet flooring and a window to the side of the property.



| LIVING ROOM

3.58m x 4.71m (11'7" x 15'4")

A spacious main living room has a feature bay window to the front of the property, allowing in extensive natural light. The room has a feature fireplace, one centre light fitting, one radiator, carpet flooring, and double doors lead you through to the sitting room.



| SITTING ROOM

5.95m x 3.57m (19'5" x 11'7")

This superb second living space has two light fittings, fitted display units, one radiator and carpet flooring. Double glass doors with windows to either side allow access to the rear garden.



| KITCHEN/DINING ROOM

5.13m x 3.57m (16'8" x 11'7")

The kitchen/dining room features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The area has two light fittings, one radiator, and vinyl flooring, double doors with windows to either side allow access to the rear garden. The kitchen includes space for an oven/hob/extractor fan, space for a fridge freezer, ample storage space, and a stainless steel sink. A door with frosted glass panelling allows access to the sunroom.



| SUNROOM

2.29m x 4.58m (7'5" x 15'0")

This beautiful and bright sun room is flooded with natural light and has windows to all sides and sliding doors lead you to the rear garden. The room has one centre light fitting, a radiator and carpet flooring.



| BACK HALLWAY

0.94m x 1.08m (3'0" x 3'5")

The hall has one frosted window to the side of the property, tile flooring, and a door to the guest w.c.

| GUEST W.C

1.44m x 1.07m (4'7" x 3'5")

The guest w.c features a two piece suite, floor and wall tiling, one window to the side, and one centre light fitting.



| UTILITY ROOM

2.42m x 2.53m (7'9" x 8'3")

The utility room has fitted units, plumbing for a washing machine, and a door allowing access to the garage.



| GARAGE

4.07m x 3.56m (13'3" x 11'6")

Presently being used for storage but there is huge potential to convert into more living space or a home office/study. The garage has one large window to the side, concrete flooring, and one fluorescent light fitting.



| STAIRS AND LANDING

2.8m x 4.35m (9'1" x 14'2")

The stairs and landing are fitted with carpet flooring throughout. The landing has access to the hot press, and a Stira staircase allows access to the attic.



| MASTER BEDROOM

6.27m x 3.52m (20'5" x 11'5")

A superb triple aspect room that has one window overlooking the front of the property, one window to the side, and one window to the rear, which floods the area with extensive natural light. The room has an extensive array of built-in wardrobe units storage, two light fittings, two wall-mounted light fittings, one radiator, and carpet flooring. A door leads on to the en suite bathroom.



| EN SUITE BATHROOM

2.05m x 1.49m (6'7" x 4'8")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Mira Sport electric shower. The room has wall tiling, frosted window to the rear, wall-mounted light piece, and a centre light fitting.



| BEDROOM 2

3.75m x 4.14m (12'3" x 13'5")

A large double bedroom with a window overlooking the front of the property, built-in wardrobes, including a vanity unit with a sink, centre light fitting, radiator and carpet flooring.



| BEDROOM 3

3.7m x 3.04m (12'1" x 9'9")

Another spacious double bedroom has one window overlooking the rear of the property, a feature fireplace, radiator, centre light fitting and carpet flooring.



| **BEDROOM 4**

3.75m x 3.19m (12'3" x 10'4")

This double bedroom has one window to the front of the property, built-in storage units, radiator, centre light fitting, and carpet flooring.



| **BEDROOM 5**

2.68m x 2.39m (8'7" x 7'8")

This bedroom has one window to the rear, built-in units for storage to either side, radiator, centre light fitting and carpet flooring,



| **MAIN BATHROOM**

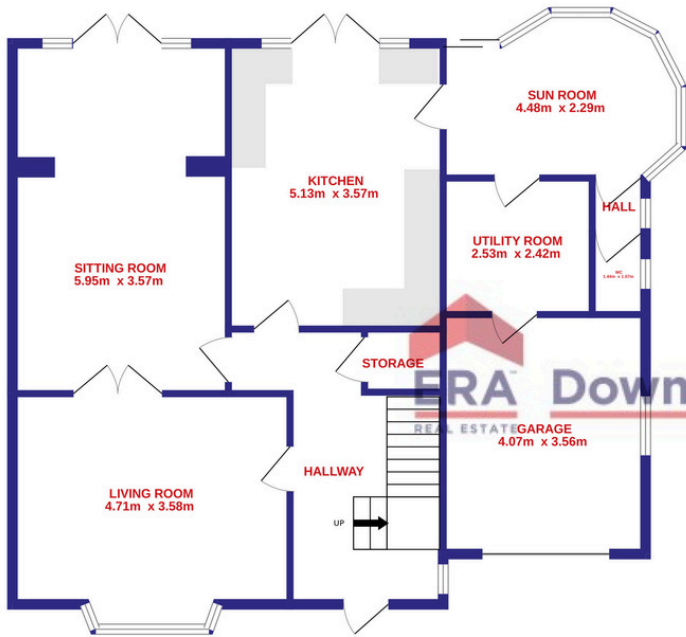
2.53m x 1.78m (8'3" x 5'8")

The main bathroom features a four piece suite, including an electric shower fitted over the bath. The room has one frosted window to the rear, attractive tile flooring, one radiator, one centre light fitting.

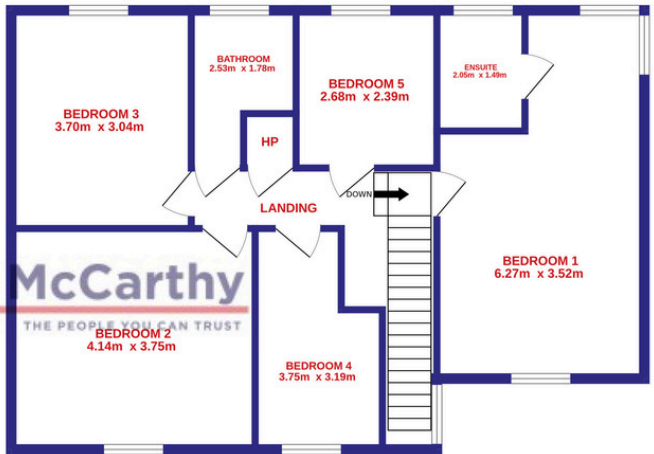


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

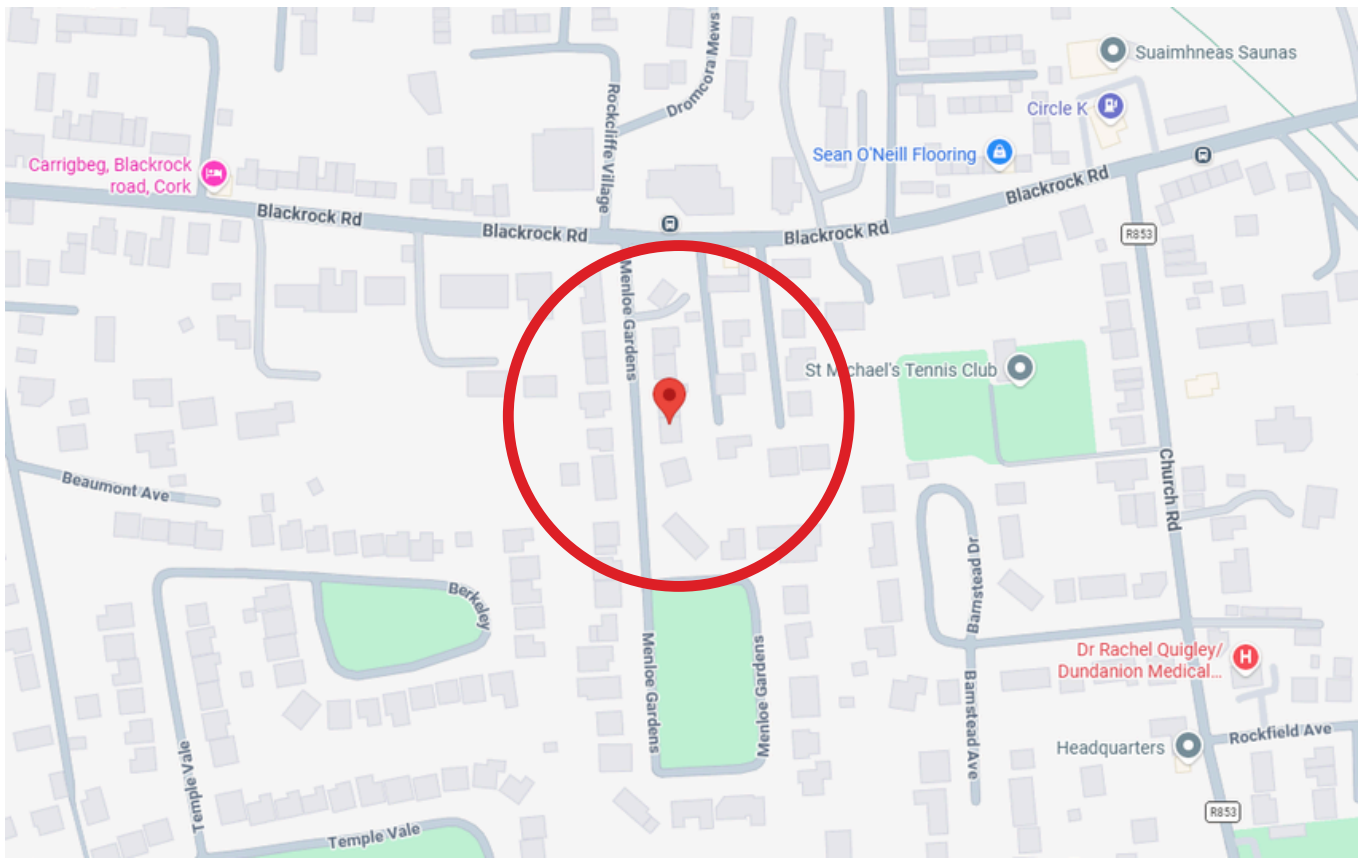


The front of the property is fully enclosed. There is a gravel driveway to accommodate ample off street parking, a garden area which is laid to lawn, and a range of mature shrubs are planted throughout.

The side garden has ample space for a car port and it leads onto the rear of the property. The back garden is truly superb as it has been meticulously maintained, with added privacy as it is not overlooked. There is a patio area ideal for outdoor entertaining, and a beautiful garden laid to lawn with trees, shrubs and plants abounding, and mature hedges surround the perimeter.

| DIRECTIONS

Please see Eircode T12 V9V0 for directions.



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