

10 Griffin Close, North Monastery Road, Blackpool, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb two bedroom duplex apartment located within a quiet and gated development off North Monastery Road in Blackpool. Situated in an ideal location within walking distance of the city centre, it offers excellent proximity to local schools, bus routes, cafes, and shops.



AMV: €250,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Ideal first time buy/investment property
- Approx. 75.38 Sq. M. / 811 Sq. Ft.
- Built in 2005
- Two double bedrooms
- Newly fitted kitchen (June 2025)
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Superb location in a quiet gated complex
- Walking distance to Cork city and Blackpool Shopping Centre
- Secure gates with a private parking space, no.10
- Management fees €1,900 with a €300 Early Payment Discount
- Property was rented - last rent was €1,187 per month
- Being sold now with vacant possession
- Close proximity to University College Cork, The Mercy Hospital, Apple HQ
- Close to all essential and recreational amenities
- Adjacent to primary and secondary schools, bus routes, shops, cafes, pharmacy

| RECEPTION HALLWAY

1.08m x 2.32m (3'5" x 7'6")

A solid wood door with frosted centre glass panelling allows access to the welcoming reception hallway. The hallway has high quality wooden flooring, a centre light fitting, neutral décor, one window to the front of the property, access to the hot press, and access to the electrical board.



| OPEN PLAN

KITCHEN/DINING/LIVING

6.57m x 5.41m (21'5" x 17'7")

This is a superb open plan room which is dual aspect, with one window overlooking the front of the complex, and another window to the rear of the property. Sliding glass doors allow access to a Juliet style balcony.



The living area has high quality wooden flooring, two light fittings, plenty of space for a suite of furniture, two radiators, and neutral décor. The kitchen features newly fitted units at eye and floor level with extensive worktop counter and new tiled splashback. The kitchen has attractive tiled flooring, centre light fitting, smoke alarm, integrated oven/hob/extractor fan, stainless steel sink, and plumbing for a washing machine.



| BATHROOM

2.22m x 1.89m (7'2" x 6'2")

The bathroom features a three piece suite including a Triton T90 SI electric shower fitted over the bath, a frosted window to the rear, fully tiled walls and floors, centre light fitting, and a wall-mounted light fitting.



| STAIRS AND LANDING

2.05m x 3.75m (6'7" x 12'3")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is a Velux window allowing in extensive natural light, attractive neutral décor, a radiator, and solid doors leading to both bedrooms.



| **BEDROOM 1**

5.7m x 2.91m (18'7" x 9'5")

This spacious double bedroom has a sliding door to the front of the property, allowing access to a balcony area. The main bedroom has a built-in wardrobe unit for storage, centre light fitting, radiator, access into the eaves of the attic, neutral décor and carpet flooring.



| **BEDROOM 2**

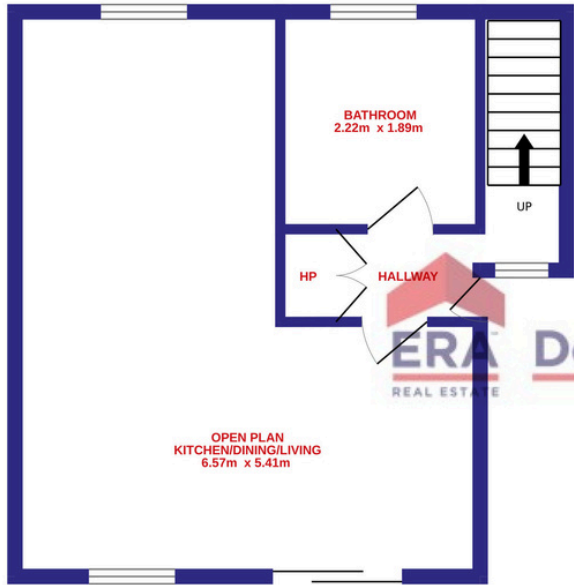
3.57m x 2.4m (11'7" x 7'8")

Another double bedroom that has a Velux style window to the rear, neutral décor, centre light fitting, radiator, and carpet flooring

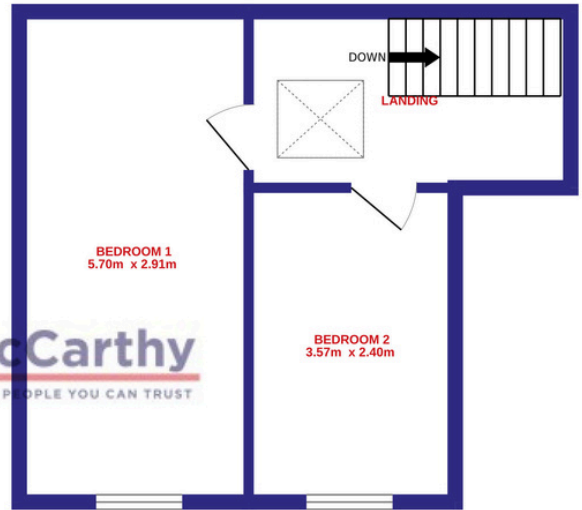


| FLOOR PLAN

GROUND FLOOR

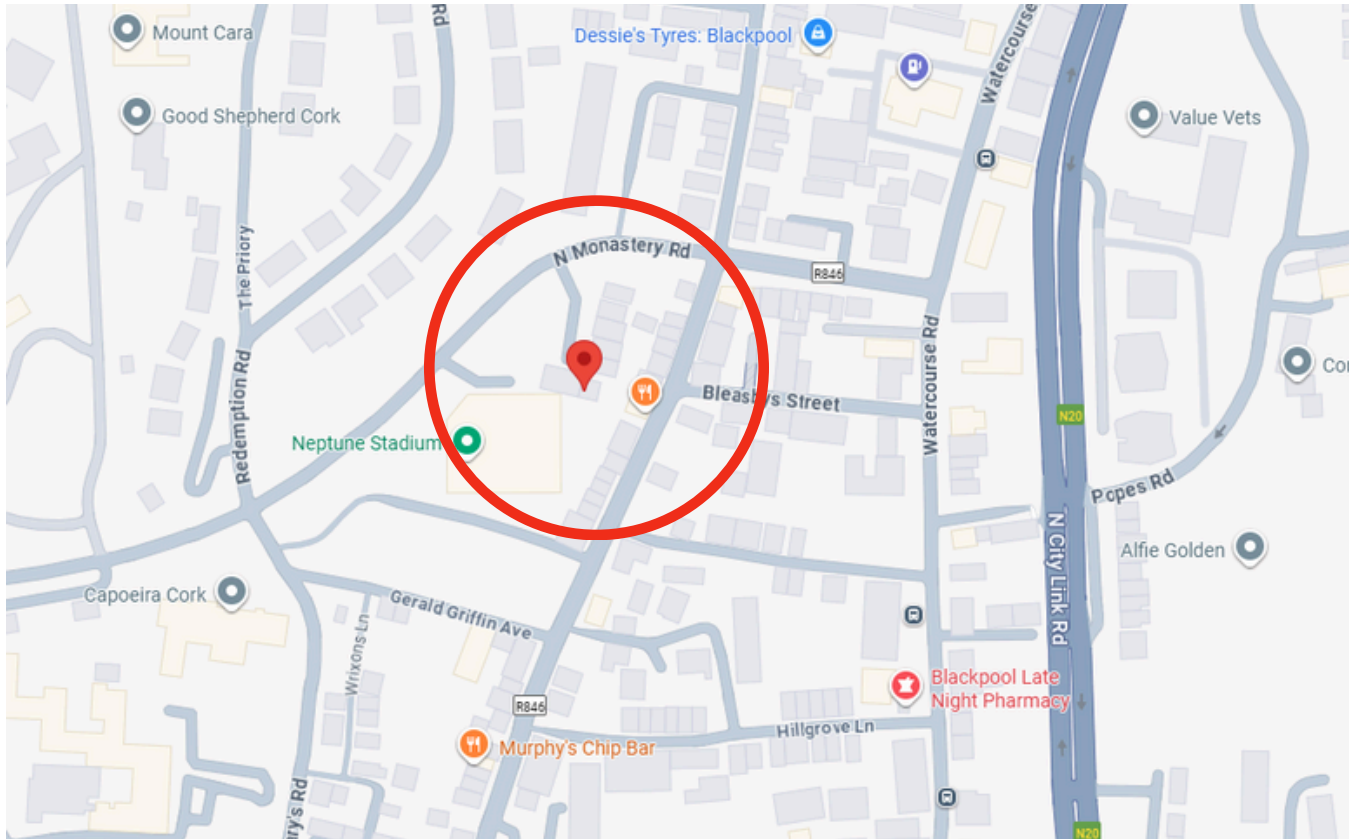


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 WT10 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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