

BER A3



2 Citadella

Bulls Lane, Blackrock Road, Cork

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2 Citadella, Bulls Lane, Blackrock Road, Cork

Features

- A3 Ber rating
- Gated development
- Niche four house development
- Air to water Heating
- Built in 2015
- Victorian style elevations
- 10 year structural guarantee
- Architectural design
- 3 minute drive to Cork city centre

2 Citadella is located in the highly sought after residential area of Blackrock Road, which is a small unique development of just 4 homes built in c. 2015 set within a cul de sac setting. The entrance to Citadella boasts an electronic gate and a beautiful stone wall to give a feeling of security and comfort. The property itself has a cobble lock driveway to front with parking for two cars. The property comprises a modern three storey four bedroomed detached dwelling with the benefit of double-glazed windows throughout and an A3 Ber rating. The residence itself is heated by means of air to water heating which boasts underfloor heating on the ground floor and is run off mains water and sewerage. The accommodation in brief extends to a welcoming entrance hallway, living room, open plan kitchen/ dining area, utility, second living space and downstairs bathroom all on the ground floor level. The first floor comprises two double bedrooms with the master offering an ensuite and walk in wardrobe. The second floor offers two further bedrooms and a family bathroom. The property is in turnkey condition throughout and will appeal to a vast majority of buyers and especially those looking to trade up within the area.

The property is a four minute walk to Kennedy park and 15 minute walk to Marina Market. 2 Citadella is within easy reach of the N40 South Ring Road and N27 and is approx. 1.5km east of Cork City centre and 3km north from Douglas Village Shopping centre. There are an abundance of both primary and secondary schools within the area to include: Our Lady of Lourdes, Eglantine, Regina Mundi College, Scoil Christ Ri, Douglas Community School, Christ King Girls Secondary, St. Anthony's Boys, Ashton secondary school is just next door and Ballintemple national school is within walking distance. The property is also well serviced by public transport with the 202 bus on the Blackrock road a less than 5 minute walk.







Accommodation

Reception Hall 2.65m x 8.2m (8'8" x 26'11") with magnificent ceiling height, centre rose.

Hall: 2.0m x 4.6m Wood flooring, bright and spacious, leading to lounge, wc and kitchen/dining.

Wc: 2.0m x 1.5m Wood flooring, modern panelling, 2 piece suite.

Lounge: 3.1m x 4.6m Wood flooring, bay window, marble fireplace with Kingstar 8kw stove.

Kitchen/Dining: 6.0m x 4.4m Maglin kitchen with all appliances included, quartz worktop, wine fridge

Utility Room: 2.0m x 2.1m Great storage space with washer/dryer fitted. Side access door to garden.

Master bedroom: 3.7m x 4.5m Wood flooring, large double room to the rear with walk in wardrobe and en suite.

Ensuite: 2.2m x 1.4m Double shower with two piece suite, tiled floor.

Bedroom 2: 5.2m x 3.7m Double room to the front of the property with wood flooring.

Ensuite 2: 2.8m x 2.0m Tiled floor with shower, 2 piece suite.

Bedroom 3: 4.5m x 3.7m Double room to the rear, built in wardrobes.

Bedroom 4: 3.4m x 3.7m Double room to the front with wood flooring and built in wardrobes.

Bathroom: 2.3m x 3.0m Tiled floor, bath with electric shower, 2 piece suite.

Garden: South facing, modern patio with complete privacy and fenced to the rear. Two side access gates.

BER Information

BER: A3. BER No: 107950958.

Eircode

T12 F6HP





OFFICES

55 South Mall,
Cork, T12 RR44
T: (021) 427 8500
E: cork@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
T: 01 296 3662

171 Howth Road,
Dublin 3, D03 EF66.
T: 01 853 6016

103 Upper Leeson Street,
Dublin 4, D04 TN84.
T: 01 662 4511

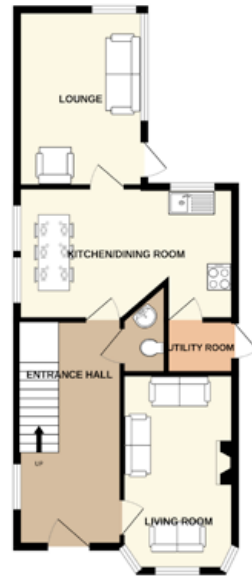
29 Dunville Avenue,
Ranelagh,
Dublin 6, D06 K283.
T: 01 662 4511



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FLOOR PLANS Not to scale - for identification purpose only.

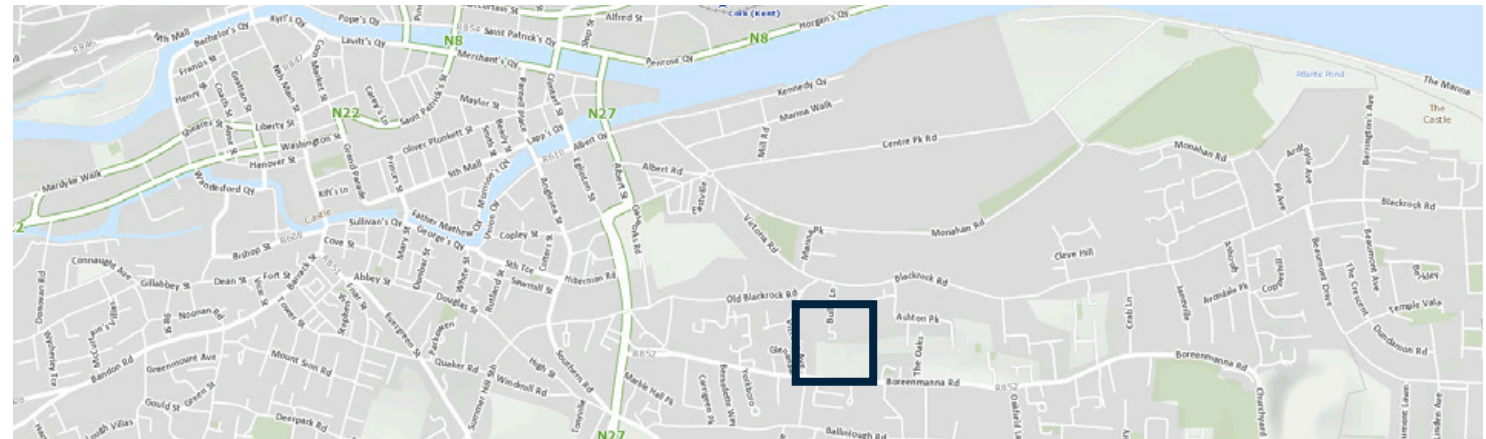
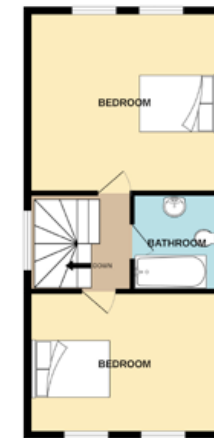
Ground Floor



First Floor



Second Floor



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