

For Sale by Private Treaty

**37 WILLOWBANK, CHURCH ROAD, BLACKROCK, CORK T12 E6W2**



No 37 is an impressive five bed family home located in the heart of Blackrock that will take your breath away.

This property is perfect for anyone seeking a spacious, luxurious, and comfortable home in a sought-after location. The house is situated in one of the most desirable neighbourhoods, surrounded by greenery and tranquillity, yet still close to all the necessary amenities.

In addition, the house has a large west facing garden that offers a perfect space for outdoor entertainment, gardening and relaxation.

This property offers an exceptional lifestyle and an opportunity for comfortable family living. It is perfect for those seeking a peaceful and serene living environment in a prime location. Don't miss out on the chance to make this house your forever home. Contact us today to schedule a viewing!

**DETACHED HOUSE**  
**5 BED– 3 BATH**  
**192 sqm ( 2,067 sq.ft )**



**Agent: Brian Olden**  
**Phone: 087 2211174**

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Porch

Tiled flooring.

#### Hallway

4.3m x 1.8m

Timber flooring.

#### Living Room

5.4m x 4.0m

Bay window overlooking the front, timber flooring, open fireplace with gas insert and cast iron surround.

#### Lounge

4.3m x 3.8m

Timber flooring, open fireplace with cast iron surround.

#### Dining Room

4.8m x 3.3m

Timber flooring, open fireplace with iron surround, sliding doors to rear.

#### Kitchen

4.8m x 4.3m

Fitted kitchen appliances with built in units, breakfast bar and tiled flooring.

#### Utility

2.9m x 1.6m

Tiled flooring, plumbed for washing machine and dryer, door to rear.

#### WC

1.6m x 1.3m

Tiled flooring, wc, wash hand basin.

### First Floor

#### Master bedroom

5.4m x 3.6m

Laminate flooring with walk in wardrobe.

#### En-suite

2.3m x 1.5m

Tiled walls and floors, wash hand basin, wc walk in shower, heated towel rail.

#### Bed 2

4.3m x 3.1m

Laminate flooring.

#### Bed 3

4.3m 3.1m

Laminate flooring.

#### Bed 4

3.5m x 3.4m

Laminate flooring.

#### Bed 5

2.6m x 2.4m

Laminate flooring.

#### Bathroom

3.4m x 1.6m

Tiled walls and floors, wc, wash hand basin, walk in shower.

### Features

- > Excellent location walking distance of all essential amenities.
- > Gas fired central heating.
- > West facing rear.
- > Overlooking green area.
- > In very good condition throughout, suitable for immediate occupation.
- > Bright & airy atmosphere.
- > Ideal family home.



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(ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

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