



Downey McCarthy

...the people you can trust

13 Copperfields, Rushbrooke, Cobh, Cork



BEAUTIFUL 5 BEDROOM DETACHED RESIDENCE

AMV: €495,000

60 South Mall, Cork.

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PSRA No. 002584

| DESCRIPTION

ERA Downey McCarthy is delighted to present to the market this superb, five bedroom detached property, situated on a landscaped site on an elevated setting and enjoying commanding views over Cobh Harbour and the River Lee. The property is ideally located in close proximity to Cobh town centre and all its amenities and is situated on the perimeter of Cork city which is a mere 20 minute train ride or 25 minutes' drive away. A must-see property for those seeking a modern, family home.

| ACCOMMODATION IN BRIEF

Accommodation consists of reception hallway, sitting room, lounge, home office, guest w.c, utility room and open plan kitchen/dining area on the ground floor. Upstairs the property boasts five spacious bedrooms, three en suites and the main family bathroom. The attic is fully floored, extending the length of the house.



| FEATURES

- Approx. 230.86 Sq. M. / 2,485 Sq. Ft.
- Built in 2006
- Five spacious bedrooms
- Three en suite bathrooms
- Beautiful high ceilings on the ground floor
- Fully floored attic
- Attractive décor throughout
- Maintenance free brick and smooth plaster finish exterior
- Spacious cobble lock driveway with off street parking for at least three vehicles
- All en-suites have pumped showers
- Extra wide shower trays - 900mm
- Fitted for alarm
- Landscaped site which enjoys a south facing patio area
- Close to Cobh town centre and all amenities including schools, shops, restaurants, bars, supermarkets, pharmacies, local attractions
- Elevated setting overlooking Cork Harbour and the River Lee
- 25 minutes' drive to Cork city centre or 20 minutes' via rail
- Easy access to Rushbrooke train station
- Easy access to the ferry port to Passage West
- Ideal, modern family home

| RECEPTION HALLWAY

4.82m x 5.04m (15'8" x 16'5")

This spacious, welcoming open plan hallway boasts a minstrel's gallery at first floor level which offers beautiful high ceilings, two light pieces, two wall-mounted light pieces, attractive parquet flooring, ornate cornicing throughout, one radiator with a radiator cover and ample power points.



| SITTING ROOM

4.84m x 4.79m (15'8" x 15'7")

The sitting room is dual aspect with windows to the front and windows to the side of the property, which allows extensive natural light to flood the room. There is beautiful cornicing throughout, one centre light piece, a feature fireplace with granite and marble surround, solid oak timber flooring, ample power points and one radiator.



| LOUNGE

3.96m x 4.79m (12'9" x 15'7")

This room is dual aspect with one sliding door which leads to the south facing patio area and one window to the rear of the property. Other features include an open fireplace with walnut and cast iron surround, one centre light piece, one radiator, ample power points, a fitted shelving unit and solid oak timber flooring.



| HOME OFFICE

2.47m x 2.32m (8'1" x 7'6")

This room has one window overlooking the rear garden, solid oak timber flooring, one centre light piece, one radiator and ample power points.

| GUEST W.C

2.07m x 1.42M (6'7" x 4'6")

The guest w.c features a two piece suite, one window overlooking the rear of the property, two recessed ceiling lights, one extractor unit, tiled flooring and one radiator.

| OPEN PLAN KITCHEN/ DINING

Kitchen

3.23m x 4.09m (10'5" x 13'4")

This kitchen has recessed spot lighting, one window overlooking the rear garden, fitted units at eye and floor level, an integrated induction hob with extractor, electric oven, integrated fridge freezer, integrated dishwasher, fully tiled floors and ample power points.



Dining Area

3.66m x 4.89m (12'0" x 16'0")

The dining area has windows to the front of the property and windows to the side offering a dual aspect with extensive natural light flowing in, recessed spot lighting, one radiator, ample power points and tiled flooring.



| UTILITY ROOM

2.07m x 2.17m (6'7" x 7'1")

The utility room has one door leading to the rear of the property, a wall-mounted gas burner housed in a fitted unit, fitted storage units, a large fitted larder unit, plumbing for washer and dryer units, one centre light piece, one radiator, tiled flooring and ample power points.

| STAIRS AND LANDING

The stairs and landing has carpet flooring, access to the attic via a Stira staircase, access to the hot press, power points, one radiator and two wall-mounted light pieces. There is one large window which allows natural light to fall over the landing and staircase.

| BEDROOM 1

3.33m x 4.81m (10'9" x 15'7")

This spacious double bedroom has one window to the front of the property, one centre light piece, one radiator, ample power points and timber flooring. This room also offers a walk-in wardrobe and en suite.



| WALK-IN WARDROBE

1.31m x 2.06m (4'2" x 6'7")

This walk-in wardrobe has one centre light piece, one wall-mounted mirror, fitted units for storage and timber flooring.

| EN SUITE 1

1.31m x 2.6m (4'2" x 8'5")

The en suite features a three piece suite including a shower cubicle, one window to the side of the property, recessed spot lighting, one extractor unit, floor and wall tiling, one radiator, storage units and one wall-mounted light piece.

| BEDROOM 2

3.96m x 3.99m (12'9" x 13'0")

This spacious double bedroom has one window overlooking the rear of the property, carpet flooring, one centre light piece, one radiator, ample power points and a double built-in wardrobe.



| BEDROOM 3

2.82m x 4.03m (9'2" x 13'2")

This room has one window overlooking the rear garden, one centre ceiling light, one radiator, timber flooring and ample power points. A second en suite is situated off this bedroom.



| EN SUITE 2

2.81m x 0.9m (9'2" x 2'9")

This en suite features a three piece suite including a shower cubicle, one window to the rear of the property, recessed spot lighting, one extractor unit, floor and wall tiling, one radiator, and a fitted wall light.

| **BEDROOM 4**

3.04m x 4.88m (9'9" x 16'0")

This bedroom has one window overlooking the front of the property, one centre light piece, one radiator, timber flooring, ample power points and large sliding wardrobe with fitted units. A door from this room allows access to an en suite.



| **EN SUITE 3**

0.9m x 2.76m (2'9" x 9'0")

This en suite features a three piece suite including a shower cubicle, recessed spot lighting, one window to the side of the property, floor and wall tiling, one radiator and one fitted wall light.

| **BEDROOM 5**

2.82m x 2.83m (9'2" x 9'2")

This single bedroom is currently in use as a dressing room. The room has one window to the rear of the property, fitted units for storage, one centre light piece, one radiator, power points and timber flooring.

| **FAMILY BATHROOM**

2.8m x 2.16m (9'1" x 7'0")

The main family bathroom features a three suite piece which includes one large feature bath, one window to the rear of the property, recessed spot lighting, one extractor unit, fully tiled floors and walls, storage units and a vertical designer radiator.

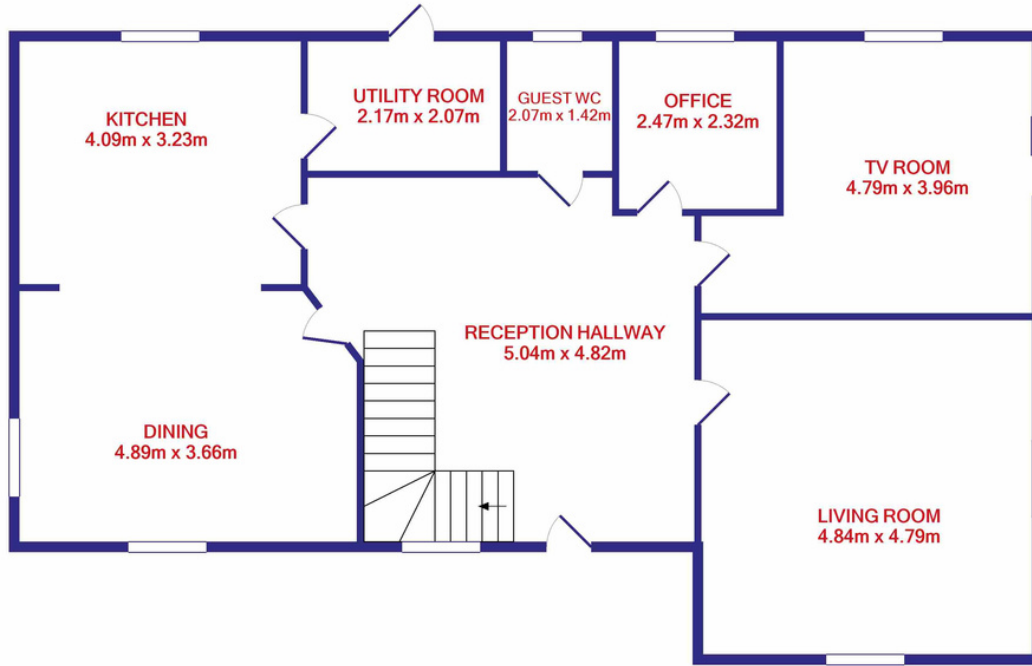


| ATTIC

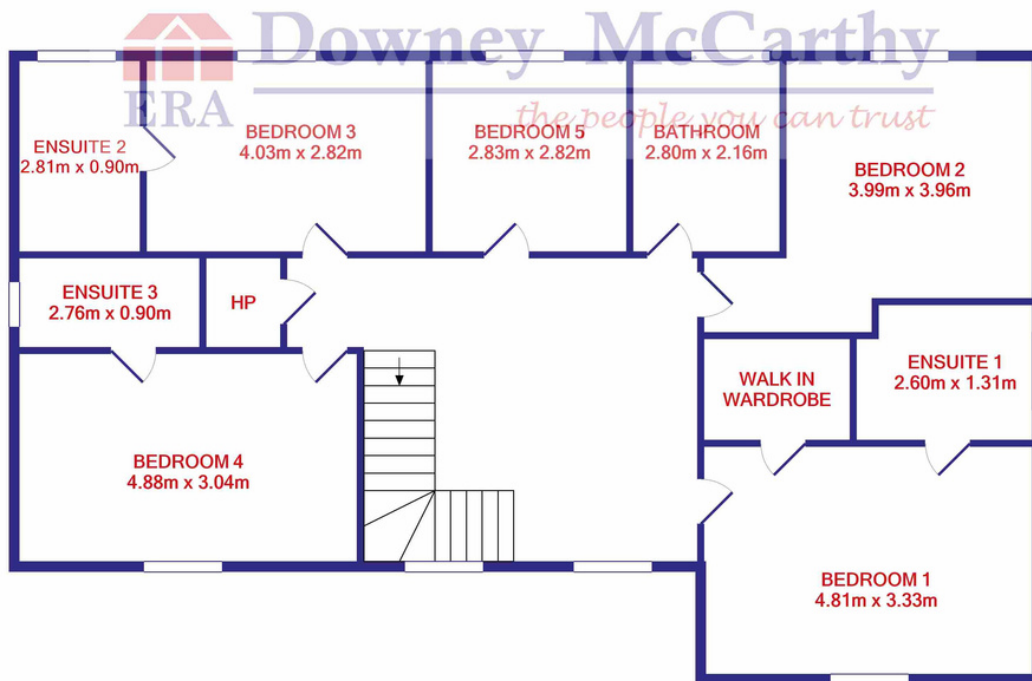
The attic has two Velux windows and is fully floored, extending the length of the house. Utilities and rafters are to the each side of the attic.



FLOOR PLAN



GROUND FLOOR



1ST FLOOR

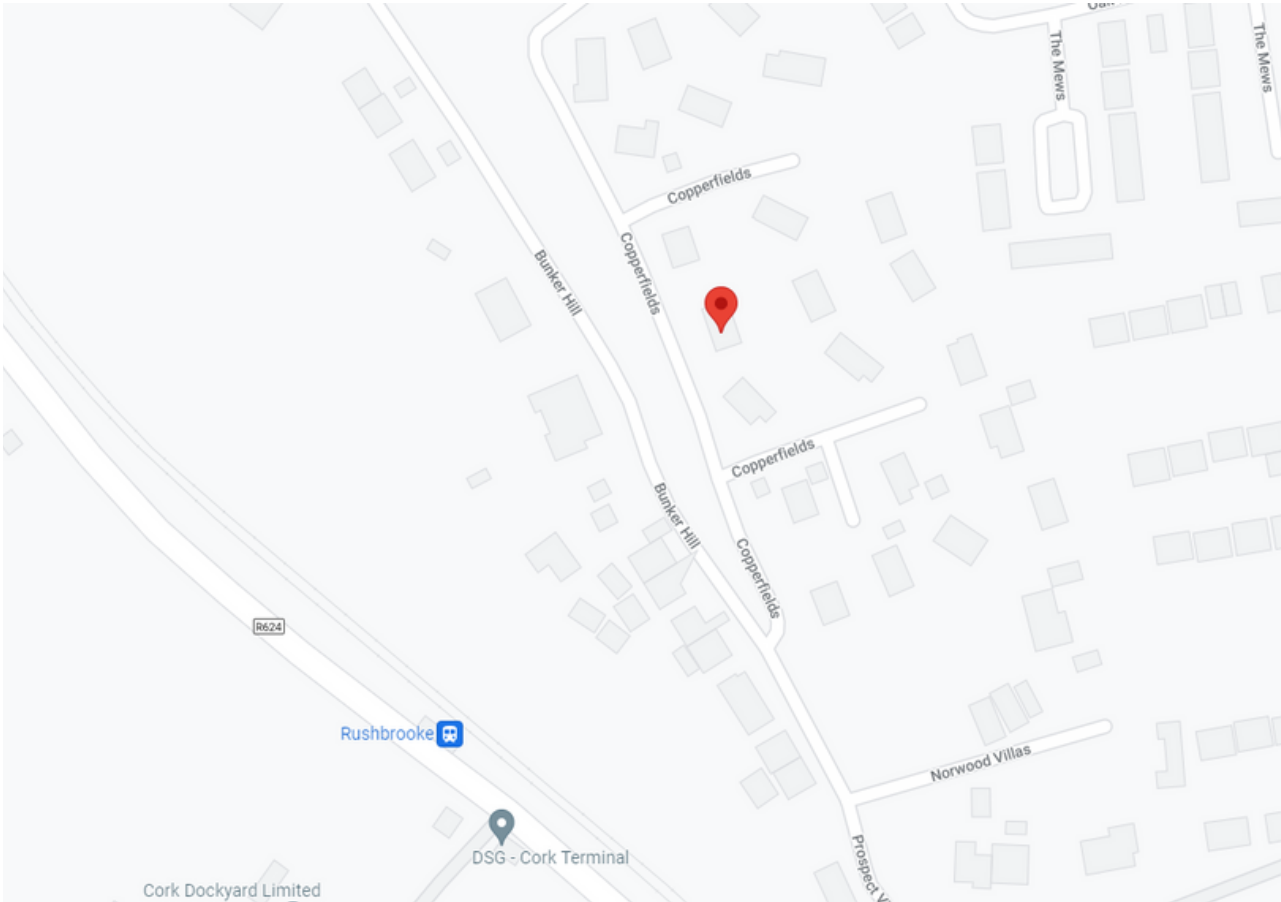
TOTAL APPROX. FLOOR AREA 230.9 SQ.M. (2485 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| DIRECTIONS

Please see Eircode T12 TKP1 for directions.



| ALL ENQUIRIES TO:

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 **Downey McCarthy**
...the people you can trust

Solicitor Details:

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