



Downey McCarthy

....the people you can trust

40 Chandlers Way, Rushbrooke Links, Cobh, Co. Cork



ERA Downey McCarthy are delighted to present to the market this superbly presented, modern three bedroom semi-detached property in the much acclaimed development of Rushbrooke Links, Cobh. The property is situated in a quiet cul-de-sac just a 30 minute walk to Cobh town centre with the train station close by allowing access directly to Cork city centre.



AMV: €290,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 103 Sq. M. / 1,109 Sq. Ft.
- Built in 2005
- BER B3
- Double glazed windows
- Three bedrooms
- Superb condition throughout
- Private enclosed garden
- Off street parking
- Mature quiet cul-de-sac location
- Close to all amenities including schools, shops, restaurants, bars, supermarkets, pharmacies, local attractions
- 25 minutes' drive to Cork city centre or 20 minutes' via rail
- Easy access to Rushbrooke train station
- Easy access to the Cross River Ferry to Glenbrook
- Ideal, modern family home

| RECEPTION HALLWAY

5.11m x 1.89m (16'7" x 6'2")

A timber door with a small side window allows access to the bright and welcoming reception hallway. The hallway has tiled flooring, one centre light piece, one radiator and power points.

| GUEST W.C

1.66m x 0.77m (5'5" x 2'5")

The guest w.c features a two piece suite, tiled flooring, one centre light piece and an extractor fan.



| LIVING ROOM

4.79m x 3.61m (15'7" x 11'8")

The spacious living room has one large window to the front of the property which allows extensive natural light to flood the room. The room has one centre light piece controlled by a dimming light switch, carpet flooring, a beautiful feature fireplace, ample power points and one radiator.



| KITCHEN/DINING

5.62m x 3.6m (18'4" x 11'8")

The spacious kitchen/dining area has one window to the rear of the property, sliding doors allowing access to the rear garden tiled flooring, modern fitted units at eye and floor level, washing machine, tumble dryer, integrated fridge freezer, integrated oven, and an electric hob. There is one radiator and two light pieces.



| STAIRS AND LANDING

2.99m x 2m (9'8" x 6'6")

The stairs and landing has been newly carpeted throughout. At the top of the landing there is one window to the side of the property, access to the partially floored attic and one centre light piece. The hot press can be accessed via the landing and is shelved for storage.

| BEDROOM 1

4.66m x 3.61m (15'3" x 11'8")

This spacious double bedroom has one large window to the front of the property curtain and blinds, carpet flooring, one centre light piece controlled by a dimming light switch, ample power points, beautiful built-in storage units and one radiator.



| ENSUITE

0.79m x 2.62m (2'6" x 8'6")

The en suite features a three piece suite including an electric shower, fully tiled floor and walls, one centre light piece and an extractor fan.

| BEDROOM 2

3.45m x 3.6m (11'3" x 11'8")

This large double bedroom has one window to the rear of the property including curtain and blinds, carpet flooring, one centre light piece, ample power points and one radiator.



| BEDROOM 3

2.62m x 2m (8'6" x 6'6")

This spacious single room has one window to the front of the property including curtain and blinds, carpet flooring, one centre light piece, ample power points and one radiator.



| BATHROOM

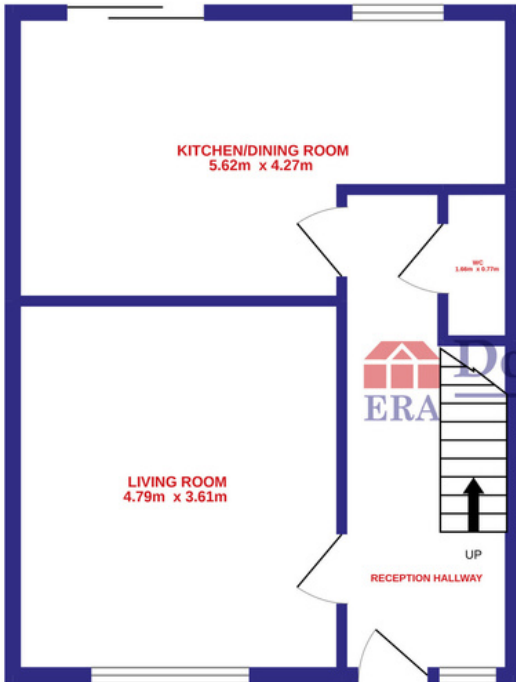
2.4m x 1.89m (7'9" x 6'2")

The main family bathroom features a three piece suite including a bath, beautiful tiling, one centre light piece, one radiator and one window to the rear of the property.

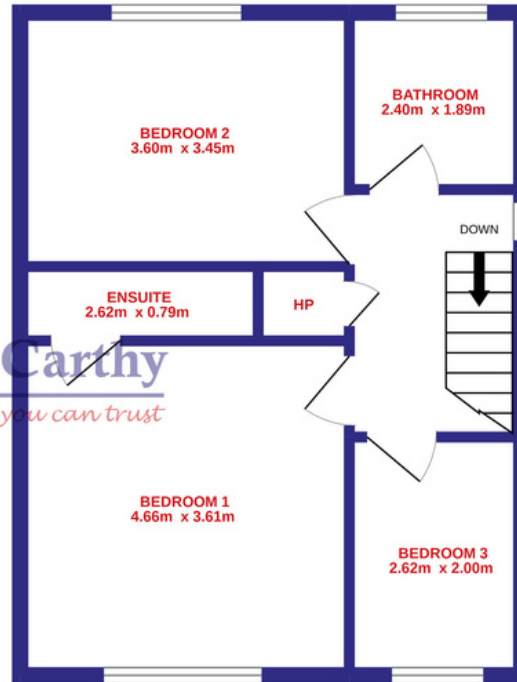


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



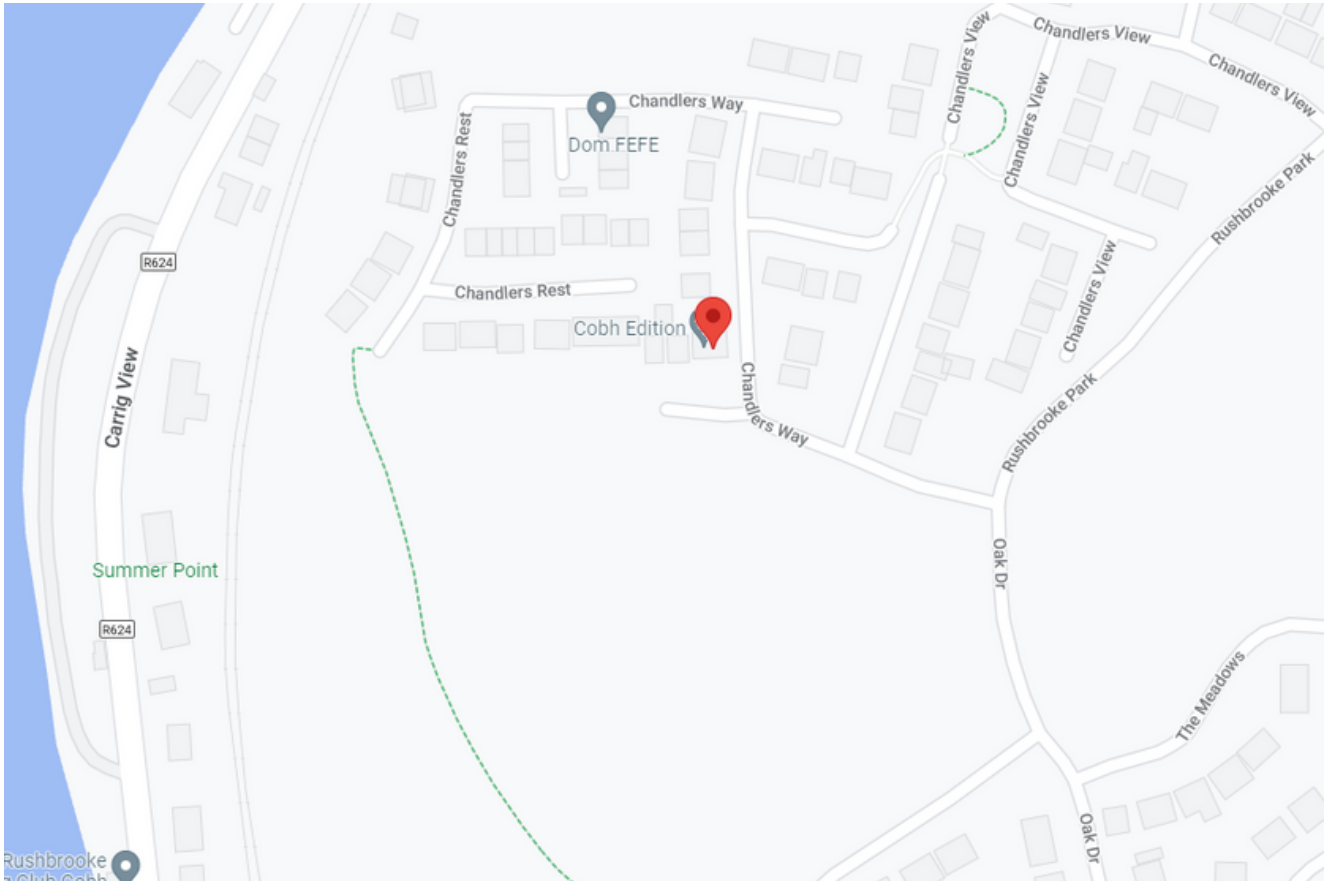
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TOTAL FLOOR AREA: 103.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 P24 HK10 for directions.



| ALL ENQUIRIES TO:

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Solicitor Details:

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