



Downey McCarthy

...the people you can trust

46 Martello, Rushbrooke, Cobh, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately presented and modern four bedroom semi-detached property in the acclaimed and new development of Martello, Rushbrooke, Cobh. This home has been beautifully maintained, ensuring a comfortable and inviting atmosphere throughout paired with an abundance of natural light to create a bright and airy ambience. The property is situated just a 15 minute walk to Cobh town centre with the train station close by to allow access directly to Cork city centre. Viewing highly recommended to appreciate what this stunning property has to offer.



AMV: €395,000

BER A3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Show house condition throughout
- Approx 132.24 Sq. M. / 1,423 Sq. Ft.
- Built in 2020
- BER A3 - Qualifying the property for a Green Mortgage
- Four spacious bedrooms
- Solar panels
- Superb modern fitted kitchen
- Attractive plantation shutters throughout
- Beautiful rear patio area which is fully enclosed
- Development located on an elevated site close to Cobh town centre and all amenities
- 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

A PVC door with centre and side glass panelling allows access to the main reception hallway. The bright and welcoming hallway features beautiful tile flooring, neutral décor, one large radiator, recessed spot lighting, two power points, and extensive under stair storage.



| GUEST W.C.

1.45m x 1.42m (4'7" x 4'6")

The guest w.c. features a two piece suite, one centre light piece, modern floor and wall tiling, high quality sanitary ware, one extractor fan and neutral décor.



| LIVING ROOM

3.96m x 3.86m (12'9" x 12'6")

The spacious living room has one large bay window to the front of the property including plantation shutters, allowing extensive natural light to flood the area. The room has tile flooring, one radiator, one feature centre light piece, attractive neutral décor, six power points and a feature wall-mounted electric fireplace.



| OPEN PLAN KITCHEN/DINING/LIVING

6.74m x 6.23m (22'1" x 20'4")

The beautiful open plan kitchen/dining/living space features tile flooring, recessed spot lighting, wall-mounted radiator, two feature light pieces and neutral décor throughout. The kitchen features modern fitted units at eye and floor level with extensive marble worktop counter and breakfast counter, integrated double oven, hob, extractor fan and ample power points. The room has two large windows overlooking the rear of the property including plantation shutters and French double doors allowing access to same. An open arch allows access to the utility room.



| UTILITY ROOM

1.45m x 2.28m (4'7" x 7'4")

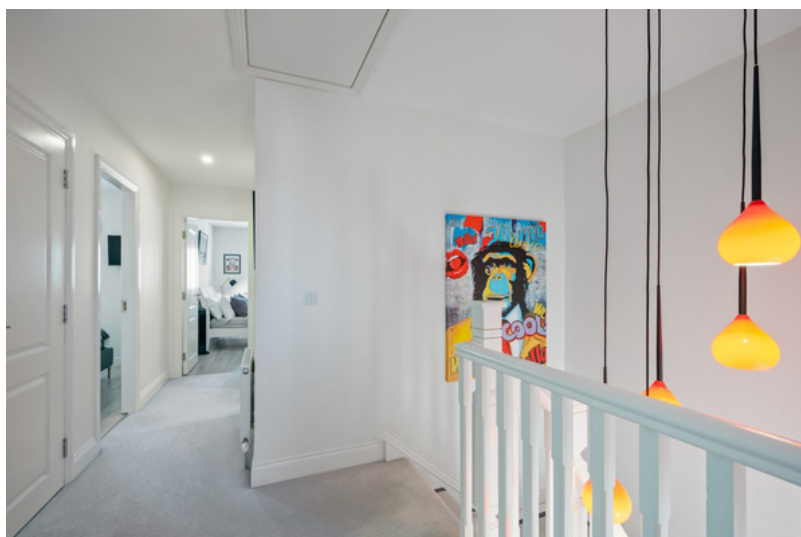
The utility room features one window to the side of the property, tile flooring, fitted storage units, marble worktop counter, one recessed spot light, ten power points, plumbing for a washing machine and plumbing for a dryer.



| STAIRS AND LANDING

4.28m x 2.83m (14'0" x 9'2")

The staircase to the first floor features a carpet runner. At the top of the landing there is carpet flooring, one feature centre light piece, an access hatch to the attic, access to a hot press with ample storage space, one radiator and solid doors leading to all rooms.



| BEDROOM 1

4.04m x 3.26m (13'2" x 10'6")

This spacious double bedroom has laminate timber flooring, one centre light piece, one large window to the front of the property including plantation shutters, one radiator, attractive neutral décor, four power points and impressive built-in wardrobe units from floor to ceiling. A door allows access to the ensuite bathroom.



| ENSUITE

1.27m x 2.7m (7'1" x 8'8")

The ensuite bathroom features a three piece suite, beautiful floor and wall tiling, high quality sanitary ware, one centre light piece and one radiator.



| BEDROOM 2

3.91m x 3.41m (12'8" x 11'1")

This spacious double bedroom has laminate timber flooring, one centre light piece, one large window to the rear of the property including plantation shutters, one radiator, attractive neutral décor, eight power points and impressive Sliderobe wardrobe units from floor to ceiling.



| BEDROOM 3

3.84m x 2.71m (12'5" x 8'8")

This spacious double bedroom has laminate timber flooring, one centre light piece, one large window to the rear of the property including plantation shutters, one radiator, attractive neutral décor, six power points and impressive built-in wardrobe units from floor to ceiling.



| BEDROOM 4

2.13m x 2.82m (6'9" x 9'2")

This single bedroom has laminate timber flooring, one centre light piece, one large window to the front of the property including plantation shutters, one radiator, attractive neutral décor and six power points.



| BATHROOM

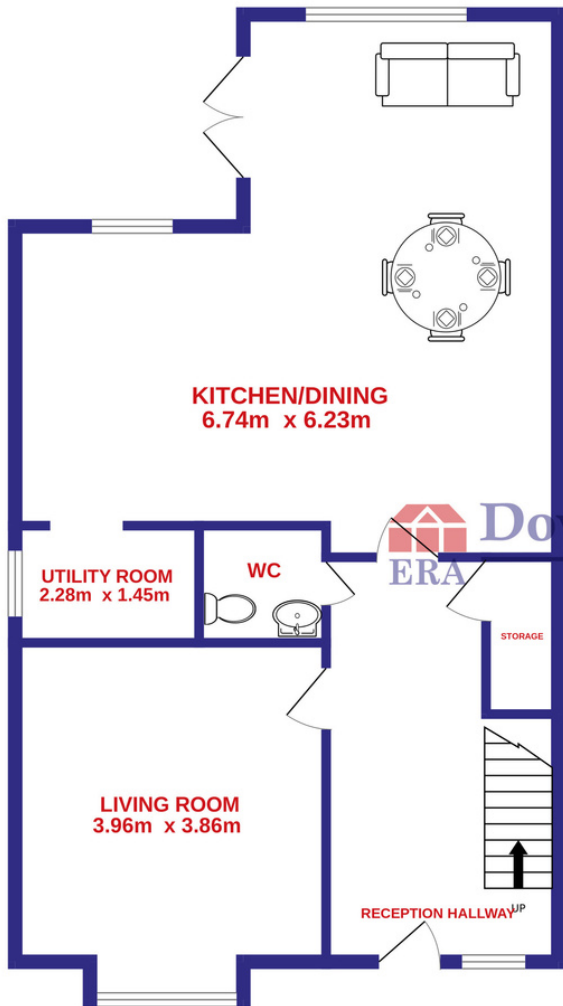
2.72m x 2.27m (8'9" x 7'4")

The superbly appointed family bathroom features a three piece suite including a walk-in shower with slate feature base, beautiful floor and wall tiling, high quality sanitary ware, towel rail, one centre light piece and one radiator.

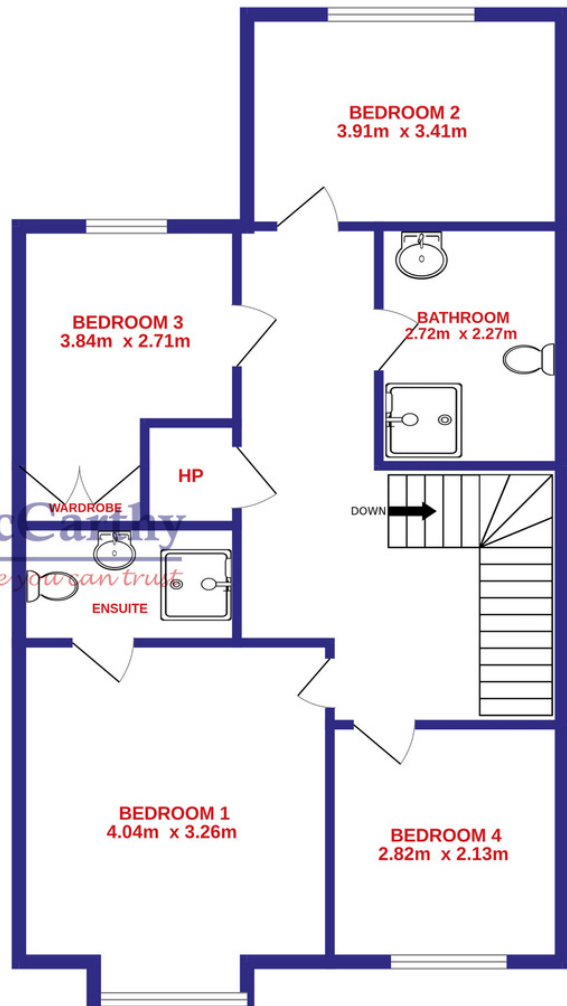


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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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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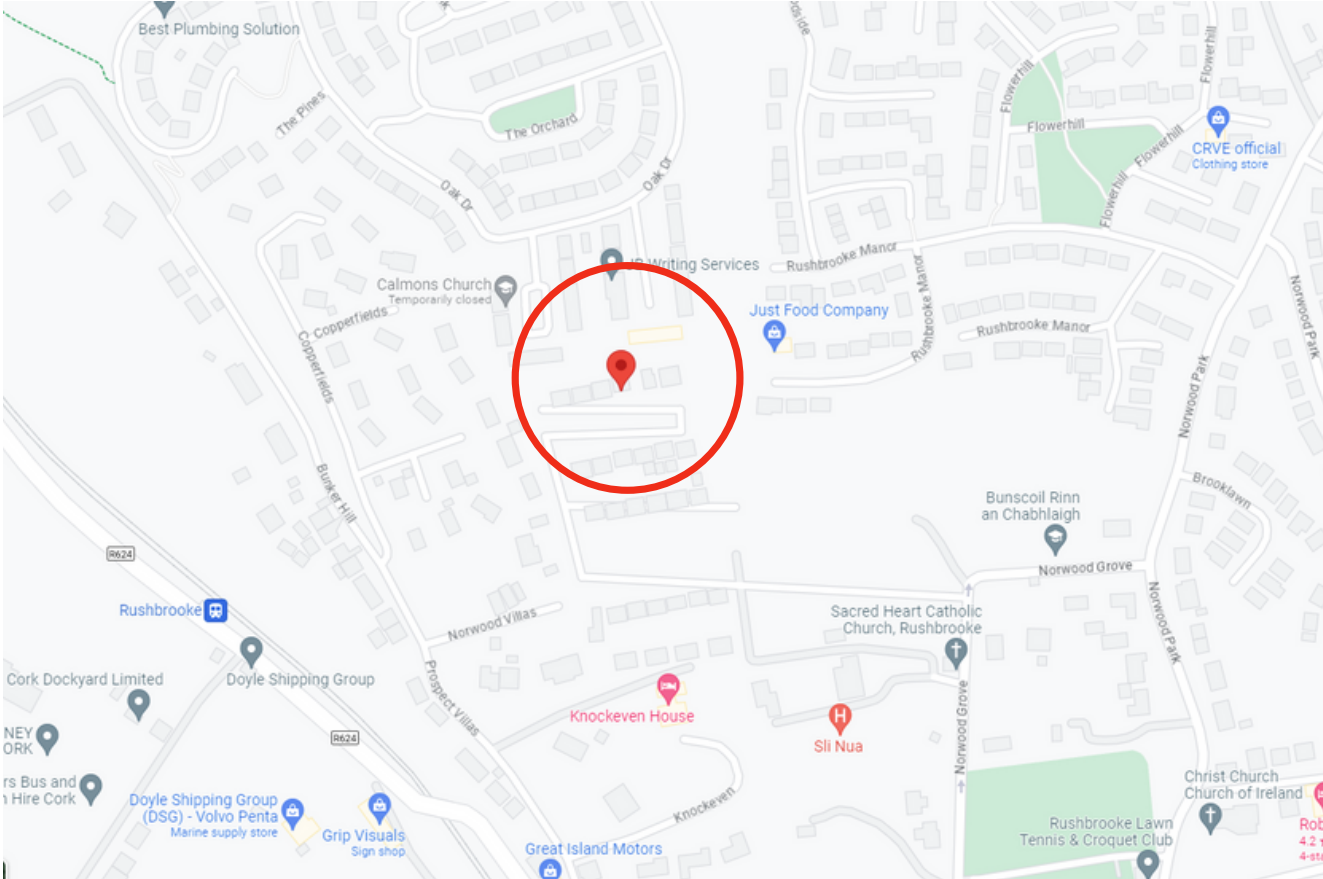
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| DIRECTIONS

Please see Eircode P24 AH01 for directions.



| ALL ENQUIRIES TO:

Judy O'Brien
083 0681921
judy@eracork.ie



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