

11 Chandlers Rest, Rushbrooke Links, Cobh, Co. Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly maintained one bedroom apartment in the much acclaimed development of Rushbrooke Links, Cobh. The property boasts offers a west facing rear aspect with views over the harbour and is situated in a quiet cul-de-sac just a 15 minute walk to Cobh town centre with the train station close by to allow access directly to Cork city centre.



AMV: €170,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 60 Sq. M. / 646 Sq. Ft.
- Built in 2003
- BER C1
- Gas fired central heating
- Double glazed windows
- West facing rear aspect
- Superb harbour views
- Allocated parking space
- 15 minutes' walk to Cobh town centre and 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 & ferry port to Passage West
- Ideal first time buy/investment property
- Management fees approx. €680 per annum

| RECEPTION HALLWAY

4.02m x 1.47m (12'9" x 4'4")

A timber door with frosted glass panelling allows access to the reception hallway. The hallway features laminate timber flooring, attractive neutral décor, a smoke alarm, one radiator and one centre light piece.

| LIVING ROOM

5.01m x 3.56m (16'4" x 11'6")

A spacious living room features laminate timber flooring, one window to the rear of the property, one large radiator, one centre light piece, attractive neutral décor and ample power points. The hot press is located within this room and a door allows access to the rear garden.



| KITCHEN/DINING

4.97m x 2.48m (16'3" x 8'1")

The kitchen/dining area features tile flooring throughout. There is one window to the rear, one centre light piece, extensive dining space, two light pieces, one radiator and ample power points. The kitchen includes worktop counter with tile splashback, a stainless steel sink, a washing machine, a tumble dryer, a fridge freezer and an integrated hob/oven.



| BEDROOM

4.09m x 4.55m (13'4" x 14'9")

This superb and spacious main bedroom is flooded with natural light owing to three windows which overlook the front of the property. The room has timber flooring, one centre light piece, neutral décor, one radiator and built-in wardrobes.



| BATHROOM

1.76m x 2.45m (5'7" x 8'0")

The bathroom features a three piece suite including a corner shower cubicle incorporating a electric shower. The room features modern floor and wall tiling, one centre light piece, one radiator and one wall-mounted light piece.



| FLOOR PLAN

APARTMENT



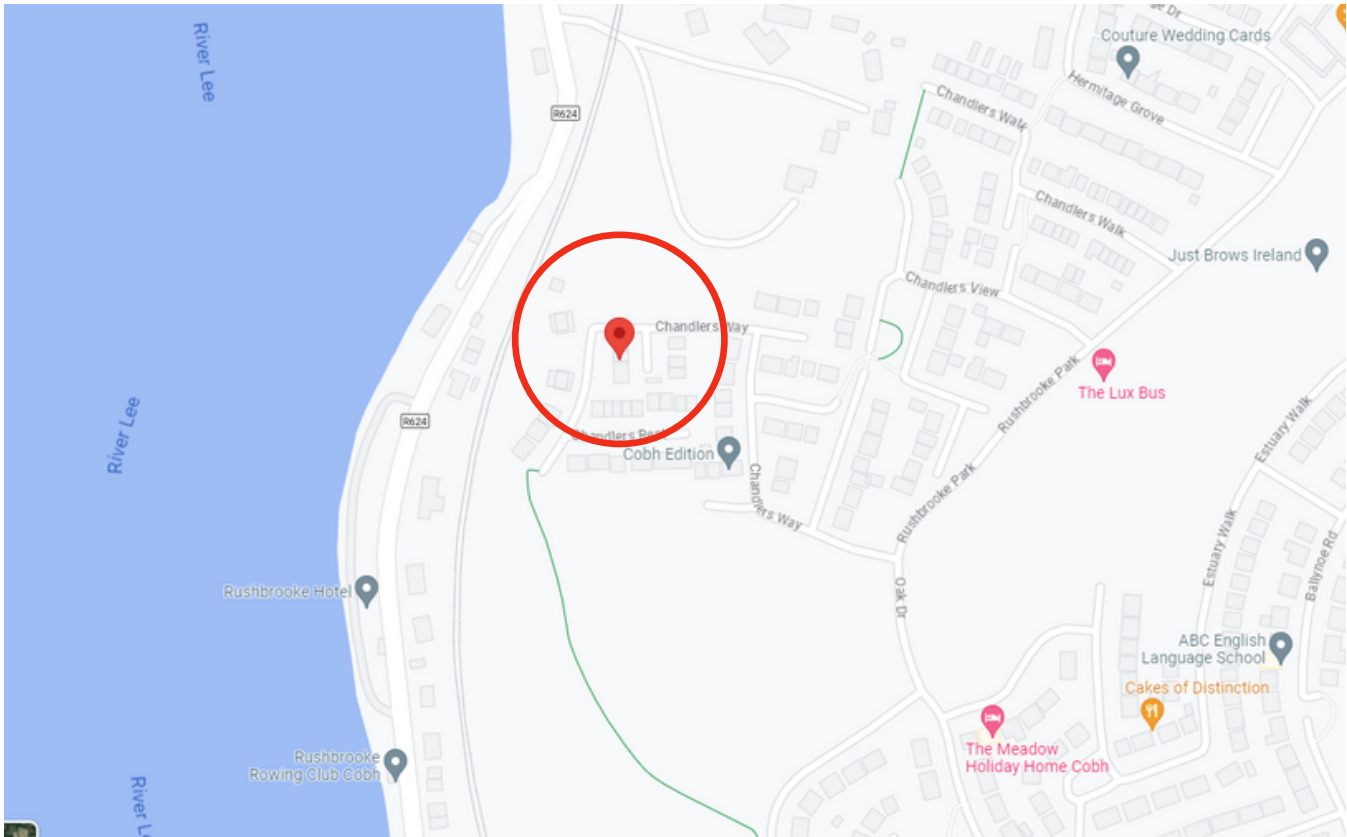
TOTAL FLOOR AREA : 60.0 sq.m. approx.

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 EK49 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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