

33 Abbotswood Mews, Rochestown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and beautifully maintained two bedroom, end of terrace property located in the popular residential estate of Abbotswood Mews, Rochestown. The property benefits from modern high quality finishes throughout, and offers a superb south facing rear aspect, all combined with its highly convenient location close to a host of amenities.

Access to the nearby Cork Harbour Greenway allows residence a safe cycle corridor to commute to Cork city centre via Blackrock or east to Passage West/Monkstown, while access to the N40 road network permits easy accessibility to Cork city centre, the Jack Lynch Tunnel and the western and eastern suburbs.

Accommodation consists of open plan kitchen/dining/living area on the ground floor, which opens directly onto the south facing rear garden. Upstairs the property offers two double bedrooms and the main family bathroom.

AMV: €285,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 55.74 Sq. M. / 600 Sq. Ft.
- Built in 2000
- BER C2
- Owner occupied property- No Rent Cap
- Superb south facing rear garden with a magnificent Indian sandstone patio
- Gas fired central heating
- Modern high gloss fitted kitchen with integrated appliance
- New palladio doors & double glazed PVC windows
- Two spacious double bedrooms
- Modern finishes throughout to include flooring & tiling
- Large insulated Steel Tech shed with power & shelving ideal for storage
- Alarm system installed
- Option to purchase the property fully furnished
- Mature sought after location offering easy access to Douglas, N40 road network and Jack Lynch Tunnel
- Close to all amenities including schools, sport centres, Mount Oval Square, Cinnamon Cottage

| OPEN PLAN KITCHEN/DINING/LIVING AREA

6.55m x 4.25m (21'4" x 13'9")

A composite door allows access to the superb, dual aspect, open plan kitchen/dining/living area.

This fantastic, bright open plan room has one window to the front of the property, and one window to the rear, both including Venetian blinds and is finished with high quality laminate timber flooring. Double doors allow access to a superb rear patio area from the kitchen/dining area.

Within the living area there is recessed spot lighting, a solid fuel Henley stove, bespoke wall-mounted shelving, and integrated storage. There is one large radiator with radiator cover, six power points, and two television points.



The kitchen/dining area features superb modern fitted units finished in high gloss white at eye and floor level, with an extensive worktop counter and attractive subway tile splashback. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel sink and drainer unit, dishwasher, fridge freezer, washing machine and dryer, and USB sockets. The area has extensive dining space, recessed spot lighting, and eight power points.



| STAIRS AND LANDING

The hand-painted stairs are finished with wool carpet centre thread, leading you to the first floor landing. The landing has laminate timber flooring, recessed spot lighting, one power point, access to the hot press which is shelved for storage, and an access hatch to the attic which is floored for storage and includes shelving.



| BEDROOM 1

2.2m x 4.25m (7'2" x 13'9")

A spacious double bedroom has one window to the front of the property, including a Venetian blind. The room has attractive neutral décor with high quality laminate timber flooring and impressive built-in storage. There is one centre light piece, one large radiator, four power points, and wall-mounted shelving.



| **BEDROOM 2**

3.4m x 2.22m (11'1" x 7'2")

A spacious double bedroom has one window to the rear of the property, including a Venetian blind. The room has attractive neutral décor with high quality laminate timber flooring and impressive built-in units from floor to ceiling. There is one feature centre light piece, one large radiator, four power points, and one telephone point.



| **MAIN BATHROOM**

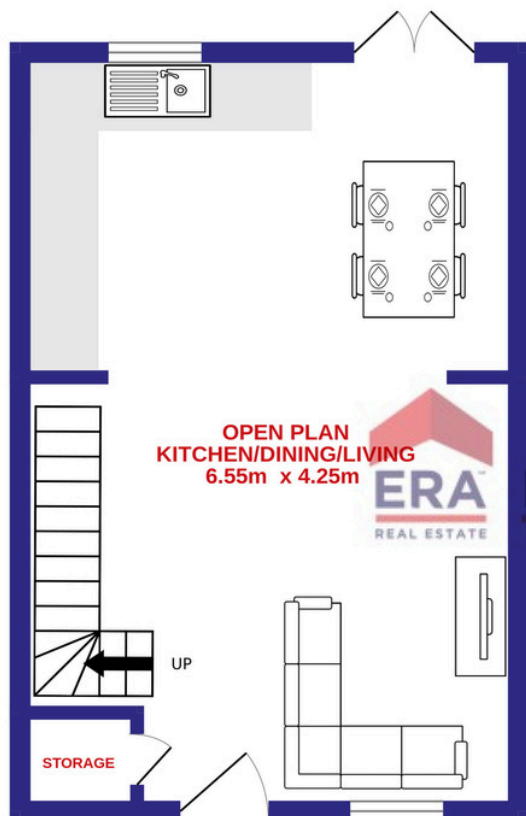
2m x 2m (6'5" x 6'5")

A modern family bathroom features a three piece suite including a Mira Elite SE electric shower fitted over the bath. The room has impressive modern tiling, one Velux window to the rear of the property, one centre light piece, one extractor fan, and one radiator.

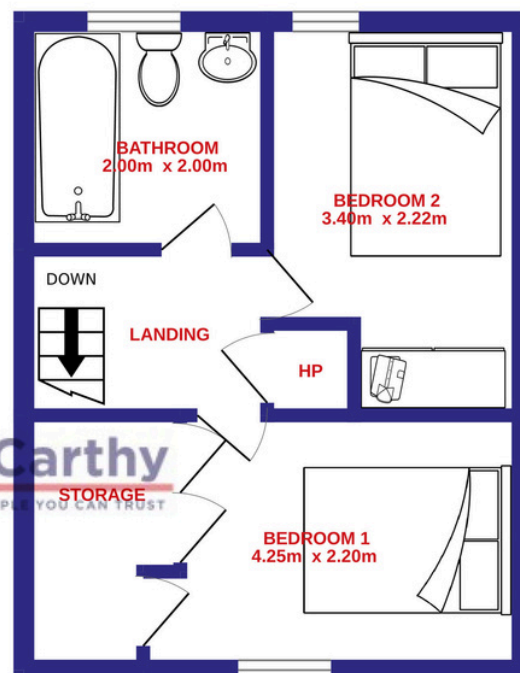


| FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



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| GARDENS AND EXTERIOR

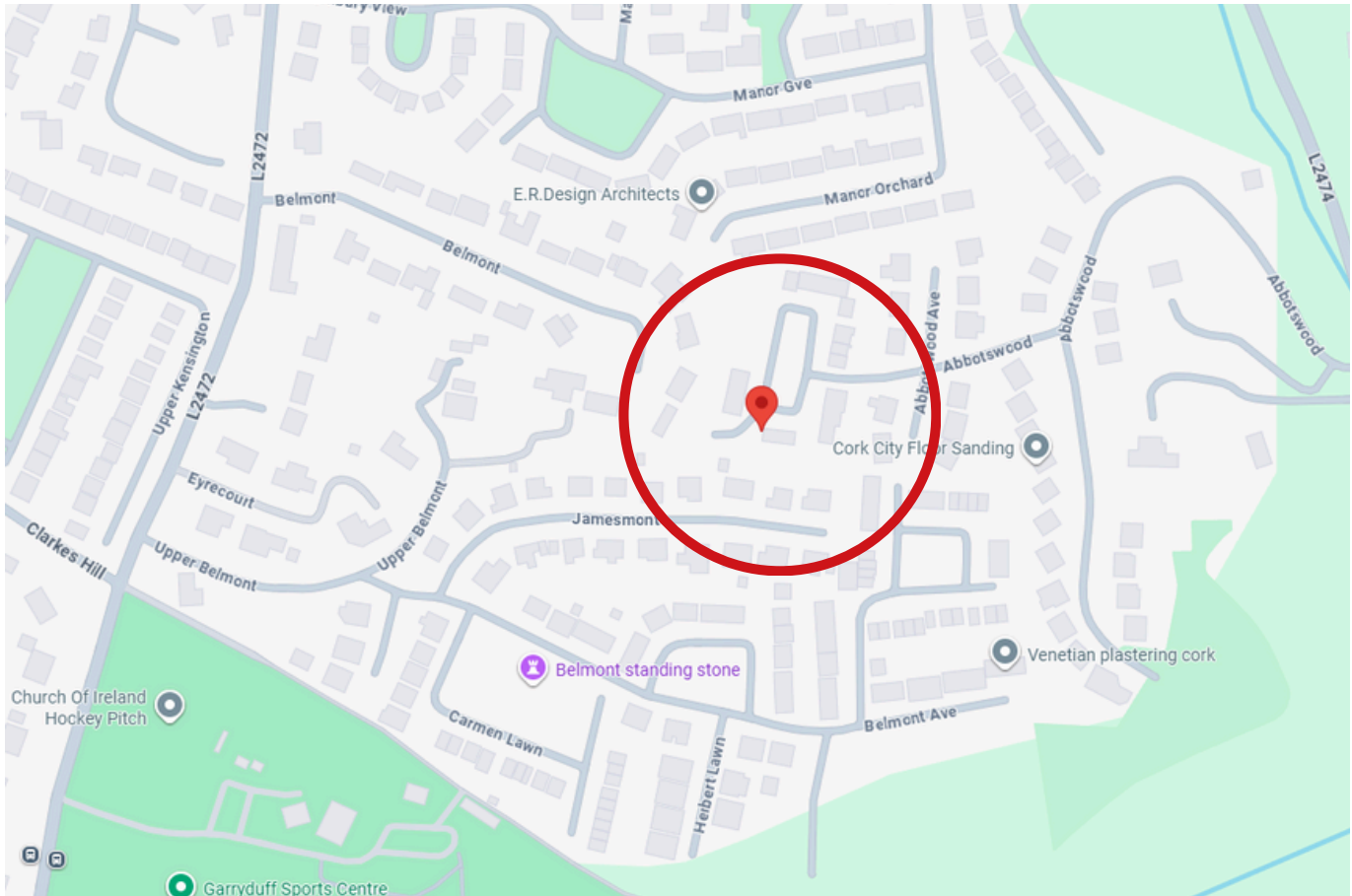


The front of the property has an attractive maintenance free façade of red brick and smooth plaster finish. There is a tarmacadam driveway offering off street parking for one car, and a garden which is laid to lawn.

The rear of the property owing to its sunny south facing aspect and its magnificent Indian sandstone patio area acts as an additional reception space for the property. The area has a substantial lawn area, is fully enclosed and offers a large Steeltech shed which is fully floored and offers shelving for storage. The area also offers an external tap.

| DIRECTIONS

Please see Eircode T12 WF6N for directions.



| ALL ENQUIRIES TO:

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