

## For Sale By Private Treaty



### 24 Riverside Rise, Rushbrooke, Cobh, Co. Cork.

Irish and European are delighted to present No.24 Riverside Rise to the open market.

No 24 is a well appointed three bed townhouse situated in a quiet end cul de sac setting within easy access to Cobh town and Cork City.

The property is presented in turn key condition and offers an excellent opportunity for a first time buyer to acquire a starter home.

Viewing comes highly recommended with the sole selling agent.

**BER C1****PRICE: €175,000****Irish & European**

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Accommodation

Entrance Hall	
Sitting Room	4.06m x 2.8m
Kitchen/ Dining Room	3.19m x 4.79m
Bedroom 1	4.02m x 2.56m
Bedroom 2	2.2m x 2.15m
Bedroom 3	3.23m x 2.71m
Bathroom	
Guest w.c.	
Grounds	

Timber Flooring, Fitted blind.

Timber Flooring, Fitted Fireplace with overhead mirror, Fitted Curtains, Fitted Blinds, TV Point.

Tiled Flooring, fitted kitchen units at worktop and eye level with tiled splashback, Plumbed for washing machine, integrated hob oven and extractor fan, fridge freezer, Sliding door to patio, fitted blinds.

Timber Flooring, fitted wardrobes, T.V. Point, Fitted blinds and curtains.

Timber Flooring, fitted blinds, telephone point.

Timber Flooring, fitted wardrobe, fitted blinds.

Beautifully fully tiled three piece suite with fitted electric shower and fitted shower door.

Tiled Flooring, wc, wash hand basin.

Patio Area to rear with paved slabs, natural stone wall and decorative stone, with timber barna shed. All boundaries are well defined.



Some Features

- Gas Fired Central Heating.
- Tastefully decorated throughout.
- Parking for 2 cars in front driveway.

Directions

From Cork, take the N25 (Cork- Waterford Road),take the first exit for Carrigtwohill and proceed over flyover to Cobh. On passing Fota Wildlife Park, keep right over the bridge, passing Cobh Golf Club and the River Ferry. Turn left from Ballymore Road, take the first right into Riverside Estate. Riverside Rise is situated on the left hand side with No 24 on the right.

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**Negotiator:** Robert O'Keeffe  
**Viewing:** Viewing strictly by appointment.  
**Price:** " 175,000  
**Size:** 71 m<sup>2</sup>  
**BER:** BER: C1 BER No.106676133 Energy Performance Indicator:173.86 kWh/m<sup>2</sup>/yr