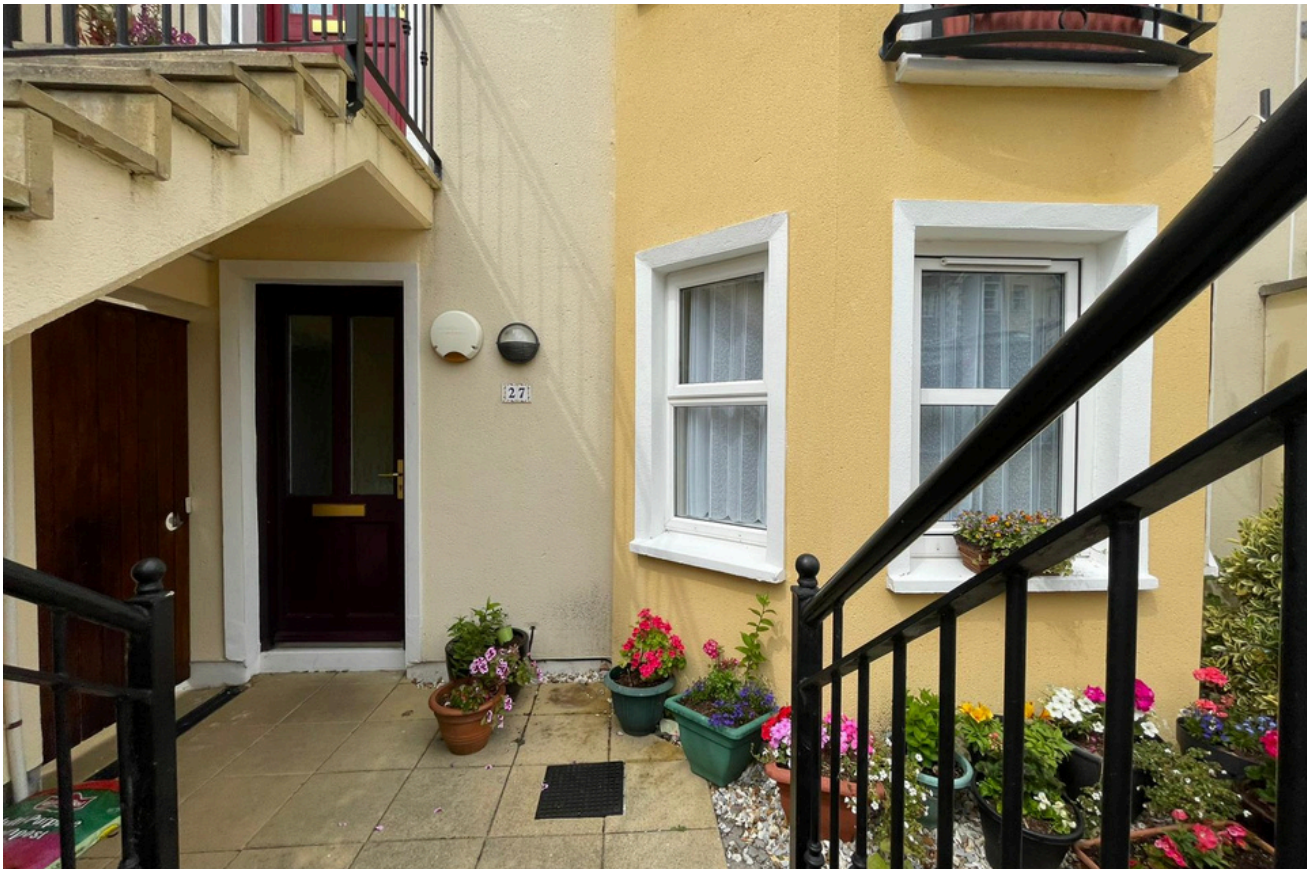


## 27 Chandlers Rest, Rushbrooke Links, Cobh, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb one bedroom apartment in the much acclaimed development of Chandlers Rest in Rushbrooke Links, Cobh. The property is situated in a quiet cul-de-sac just a 15 minute walk to Cobh town centre with the train station and the Cross River Ferry close by, to allow access directly to Cork city centre.



**AMV: €195,000**

**BER C1**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx 60.9 Sq. M. / 656 Sq. Ft.
- Built in 2003
- BER C1
- Gas fired central heating
- Double glazed windows
- 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

## | RECEPTION HALLWAY

4.04m x 1.49m (13'2" x 4'8")

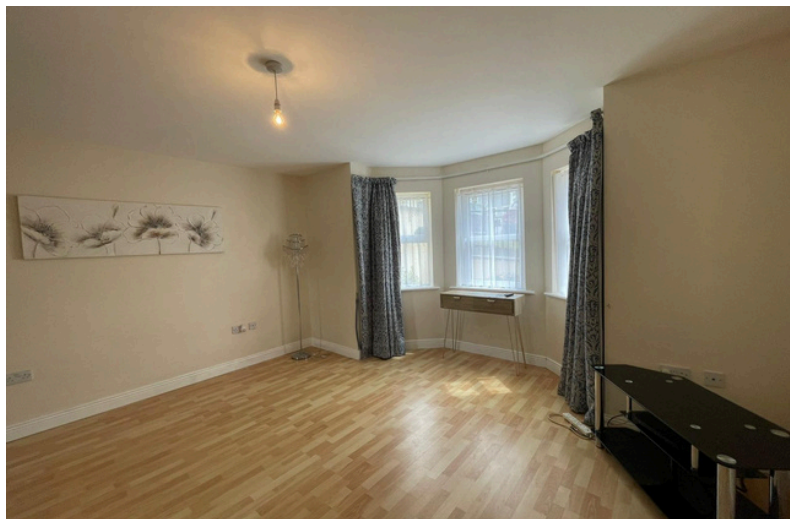
A teak door with frosted glass panelling allows access into the reception hallway. The bright and welcoming hallway features laminate flooring, attractive neutral décor, one radiator and radiator cover, and one centre light fitting.



## | LIVING ROOM

5.06m x 4.55m (16'6" x 14'9")

The open plan living room has laminate flooring, a feature bay window to the front of the property, one large radiator, one centre light fitting, neutral décor, and ample power points. An opening allows access to the kitchen/dining area.





## | KITCHEN/DINING

4.98m x 2.46m (16'3" x 8'0")

The kitchen/dining area has tile flooring, one window to the rear, one centre light piece, ample dining space, two light fittings, one radiator and plenty of power points. The kitchen features fitted units at eye and floor level in an L-shape with an extensive worktop counter, tile splashback, a stainless steel sink, space for a fridge freezer, oven/hob/extractor fan, space for a dishwasher, and space for a washing machine.



## | BATHROOM

1.74m x 2.47m (5'7" x 8'1")

Accessed via the reception hallway, the bathroom features a three piece suite including a corner shower cubicle incorporating a Triton electric shower. The room features floor and wall tiling, one centre light fitting, one wall-mounted light fitting, and one radiator.



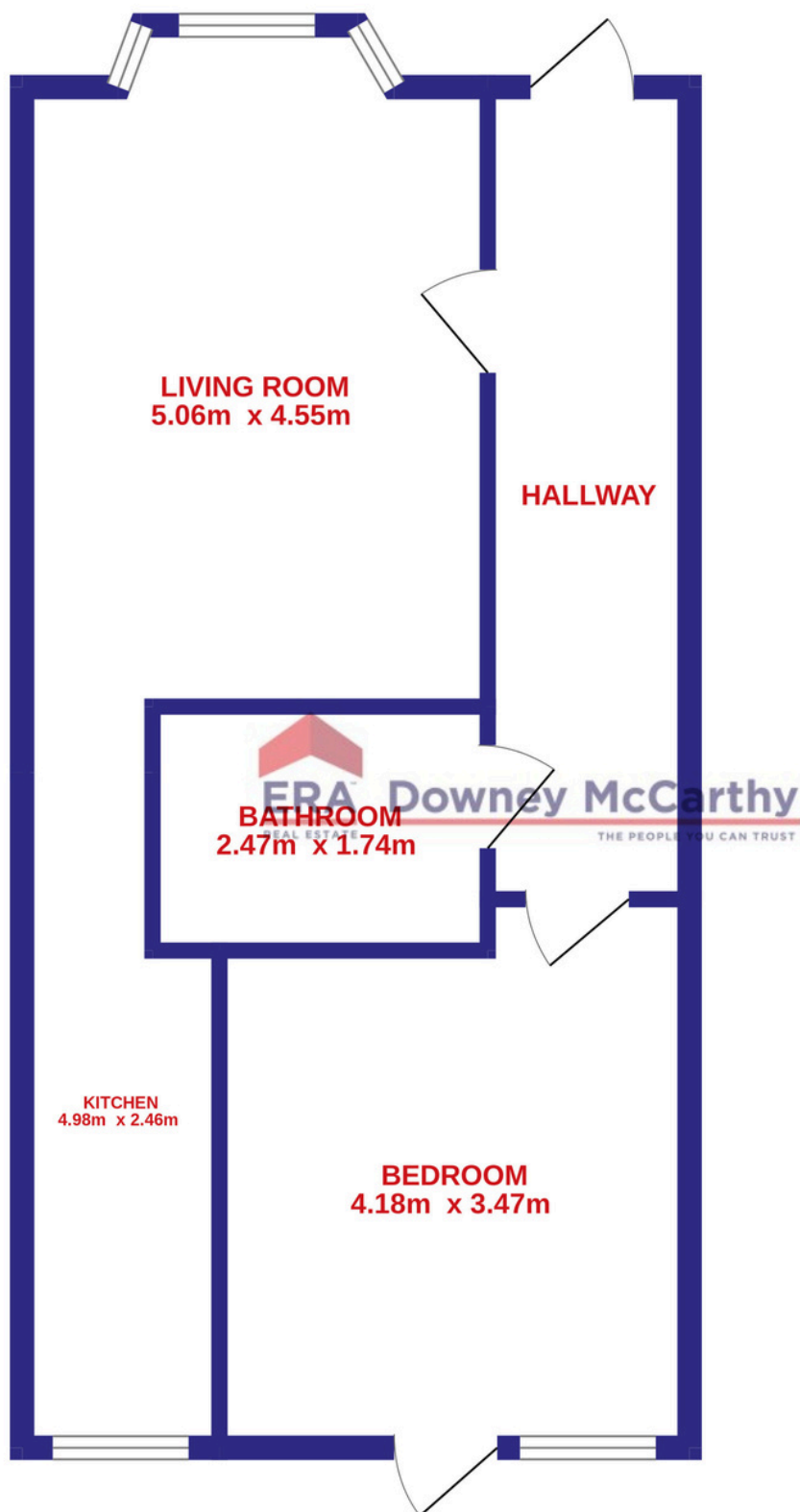
## | BEDROOM

4.18m x 3.47m (13'7" x 11'3")

This spacious double bedroom has one window to the rear of the property, and a door with centre glass panelling allowing access to same, flooding the area with extensive natural light. The room has carpet flooring, one centre light fitting, neutral décor, one radiator, a smoke alarm, and a door allows access to the hot press and water tank.



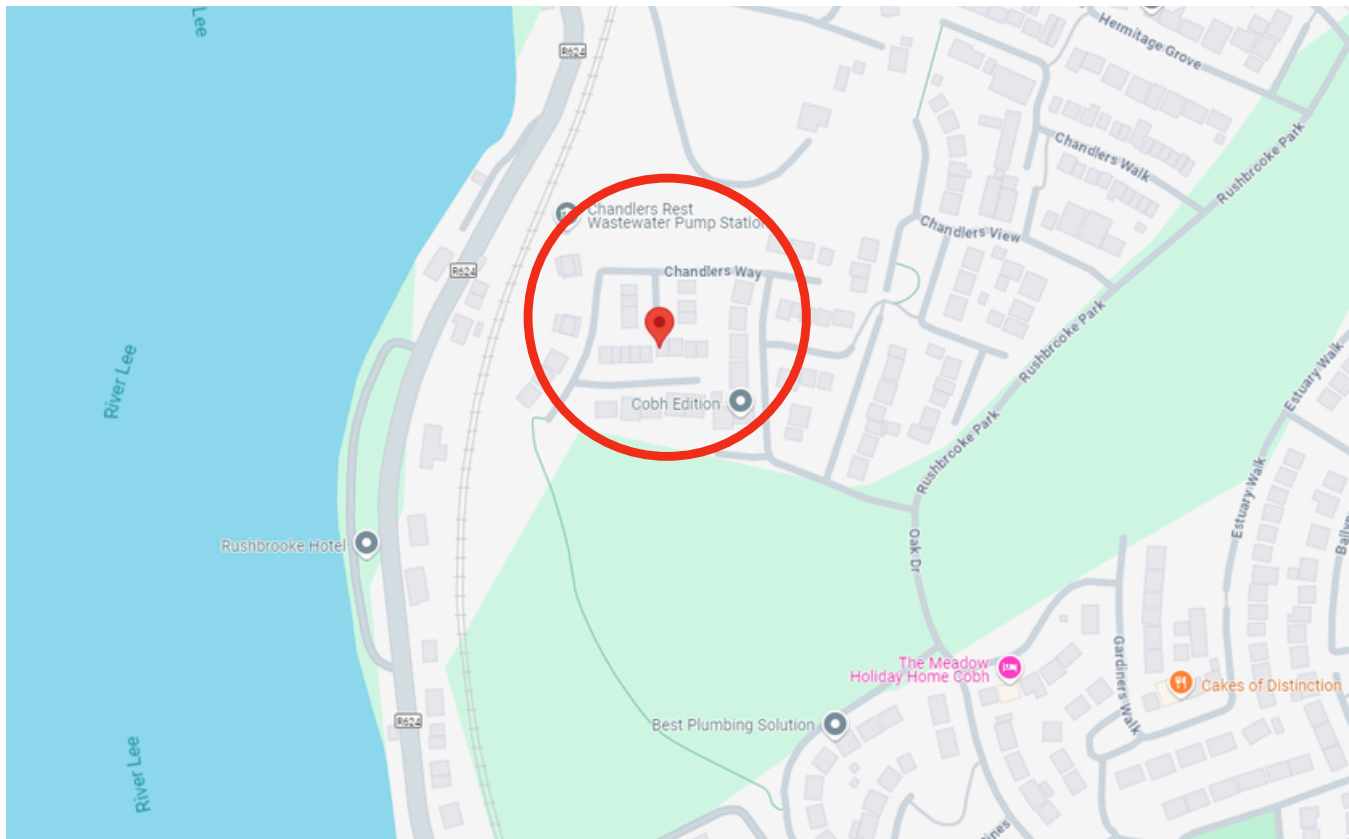
## | FLOOR PLAN



**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

## | DIRECTIONS

Please see Eircode P24 WK65 for directions.



## | ALL ENQUIRIES TO:



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