

30 Chandlers Rest, Rushbrooke Links, Cobh, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this bright, modern and spacious three bedroom duplex in the much sought after development of Chandlers Rest in Rushbrooke, Cobh. The property is attractively presented throughout and is situated just a 5 minute drive to Cobh town centre with the cross river ferry and the train station close by, to allow access directly to Passage West and Cork city centre.

Accommodation consists of reception hallway, living room, open plan kitchen/dining area and balcony on the first floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom and the main family bathroom.

AMV: €275,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

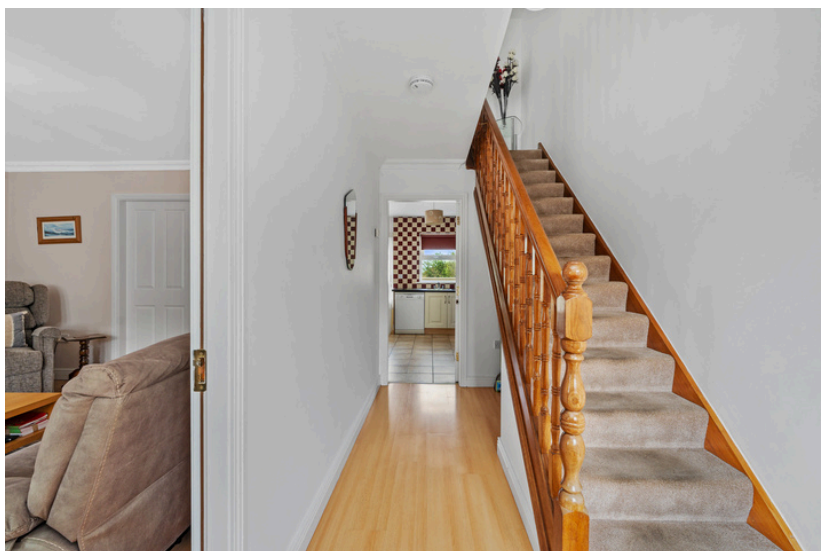
| FEATURES

- Approx. 92.51 Sq. M. / 996 Sq. Ft.
- Built in 2004/05
- BER B3
- Natural gas fired central heating
- Double glazed windows
- Two balcony areas
- Three bedrooms upstairs
- Master Bedroom En Suite
- Allocated parking space
- 5 minutes' drive to Cobh town centre
- All amenities to hand including schools, shops, restaurants etc.
- 25 minutes drive to Cork city centre or 20 minutes via rail
- Easy access to Rushbrooke train station
- Close to the Cross River Ferry to Passage West
- Ideal first time buy/investment property

| RECEPTION HALLWAY

4.06m x 1.92m (13'3" x 6'2")

A PVC door with frosted glass panelling allows access into the main reception hallway. The spacious hallway has neutral décor, laminate timber flooring, centre light fitting, smoke alarm, and extensive under stair storage.



| LIVING ROOM

4.15m x 4.1m (13'6" x 13'4")

A superb main living room has a feature bay window to the front of the property, allowing in extensive natural light. The room has plenty of space for a suite of furniture, attractive neutral décor, a feature fireplace with open insert, centre light fitting, smoke alarm, high quality wooden flooring, and double doors allow access to the open plan kitchen/dining area.



| KITCHEN/DINING ROOM

3.63m x 6.17m (11'9" x 20'2")

A superb open plan room with two windows to the rear plus sliding glass doors allowing plenty of natural daylight and access to a balcony area. The kitchen features fitted units at eye and floor level with extensive worktop counter and tile splashback, a stainless steel sink, oven/hob/extractor fan, space for a fridge freezer, plumbing for a dishwasher and washing machine, and ample power points. There is one large radiator, two light fittings, a smoke alarm, and tile flooring throughout.



| STAIRS AND LANDING

2.19m x 3.19m (7'1" x 10'4")

The stairs and landing have carpet flooring throughout. The landing area has a hot press area which is shelved for storage, and an access hatch to the attic.



| BEDROOM 1

3.49m x 3.89m (11'4" x 12'7")

This double bedroom has a glass door allowing access to a balcony area, carpet flooring, centre light fitting, radiator, neutral décor, a built-in wardrobe unit for storage, and a door allowing access to the en suite bathroom.



| EN SUITE

0.78m x 2.78m (2'5" x 9'1")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Triton T80 electric shower, floor and wall tiling, centre light fitting, and wall-mounted light fitting.



| BEDROOM 2

3.21m x 4.3m (10'5" x 14'1")

Another spacious double bedroom that has two windows overlooking the rear of the property, carpet flooring, built-in wardrobe units for storage, large radiator, centre light fitting, and neutral décor.



| **BEDROOM 3**

3.13m x 2.44m (10'2" x 8'0")

This single bedroom has one window to the front of the property, carpet flooring, radiator, centre light fitting and neutral décor.



| **BATHROOM**

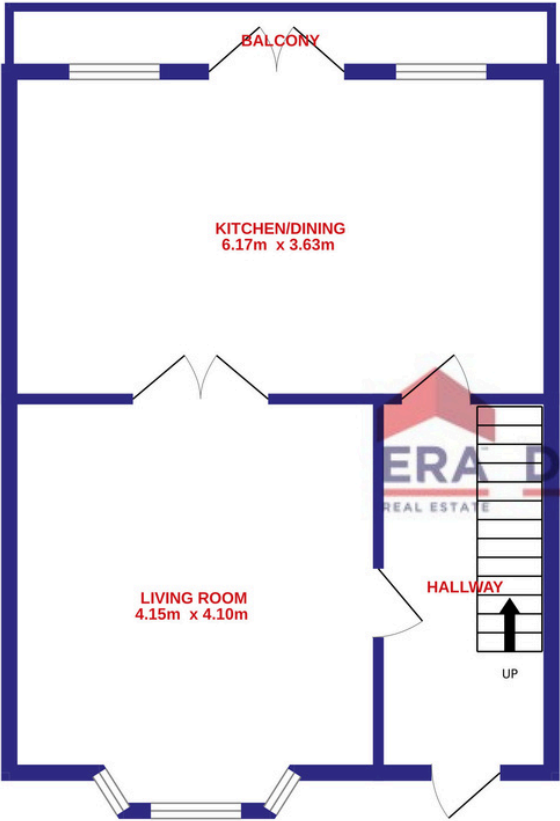
1.77m x 1.97m (5'8" x 6'4")

The main family bathroom features a three piece suite, frosted window to the rear of the property, fully tiled walls and floor, centre light fitting, wall-mounted light fitting and a radiator.

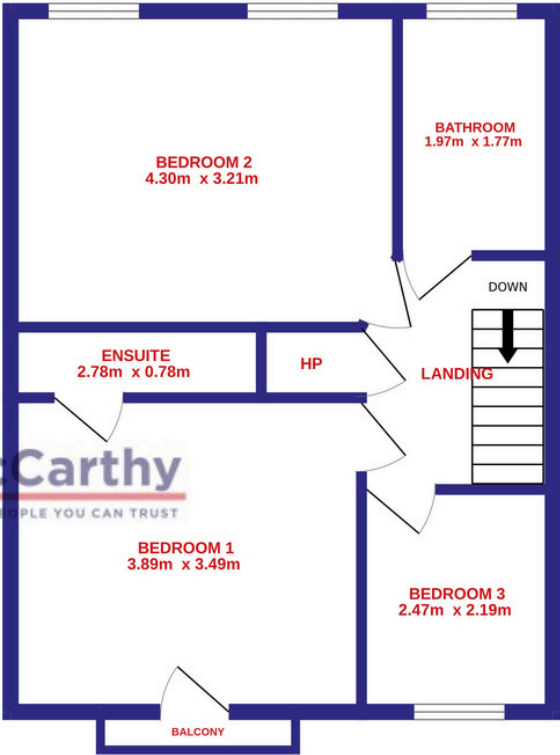


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



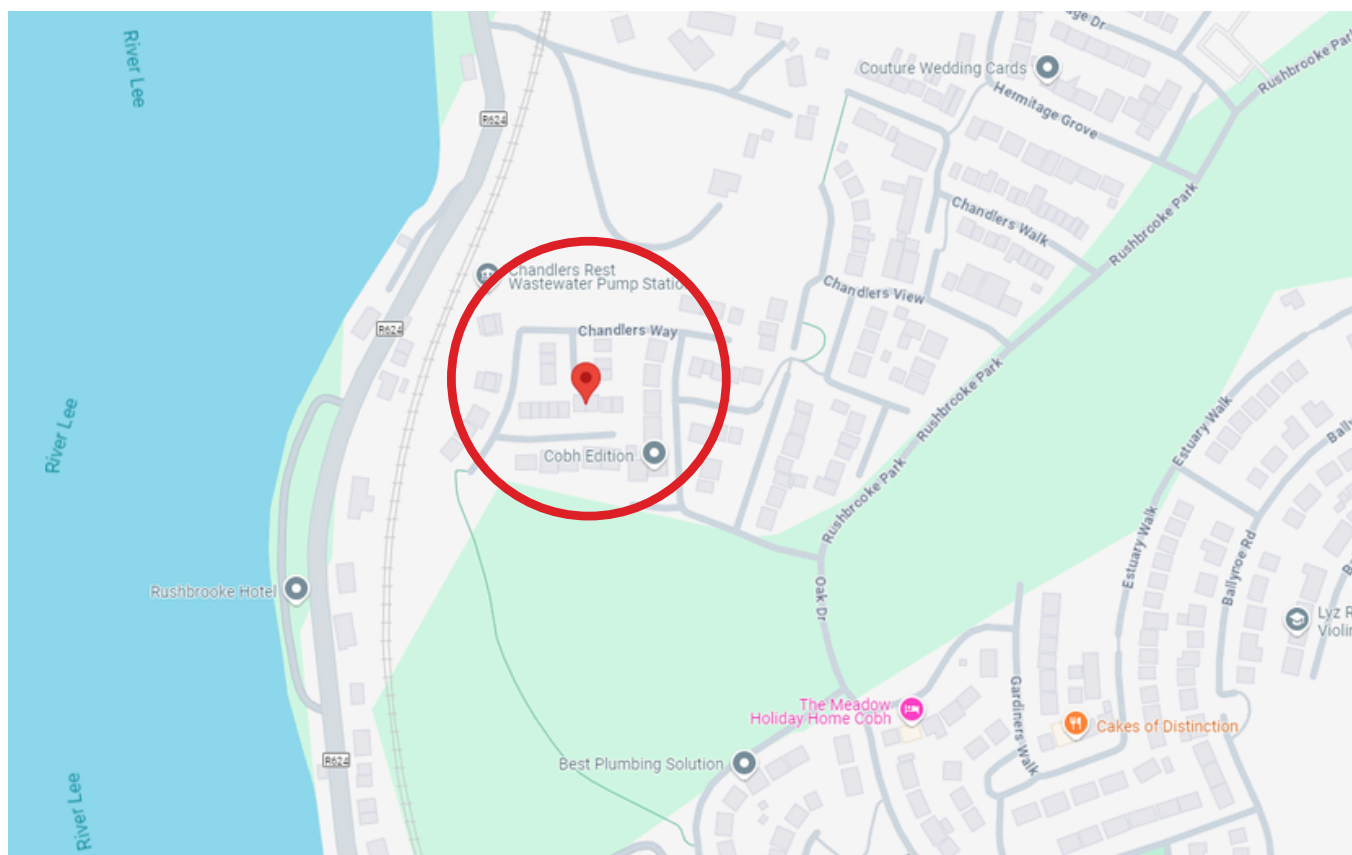
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| EXTERIOR



| DIRECTIONS

Please see Eircode P24 C521 for directions.



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