

25 Whitepoint Moorings, Cobh, Cork



ERA Downey McCarthy are delighted to present this stunning three bedroom property to the market. Whitepoint Moorings commands a superb position overlooking Cork Harbour adjacent to the water right where all the Cruise Liners dock in Cobh. No. 25 has been lovingly cared for by its present owners and comes to the market in pristine condition.



€290,000

PSRA Licence No. 002584

Accommodation

- Hallway 5.91m x 1.88m

A beautifully decorated hallway with one radiator, one centre light fitting and a well finished semi-solid wooden floor. A guest W.C. can also be found under the stairs. Newly fitted glass panel doors lead into all downstairs rooms.

- Guest W.C.

The guest W.C. has one wash-hand basin, fitted mirror, extractor fan, globe light fitting and one W.C.

- Living Room 6.29m x 3.12m

This room has a beautiful bay window overlooking the harbour at the front of the property, this window has a curtain pole and fitted blinds. Another superb feature is the fantastic fitted stove in a beautiful fireplace, the room has one centre light fitting, a picture window to the side, semi-solid flooring, one radiator and glass paneled double doors lead out to the kitchen / dining room.



- Kitchen/Dining Area 3.78m x 4.98m

A superbly fitted kitchen with lovely solid units, integrated appliances throughout such as a dishwasher, under counter fridge, washing machine/dryer, oven, integrated hob and extractor. The kitchen area has fully tiled wall splash back, Belfast fitted sink and on the other side of the kitchen area is an island unit. The island unit has a counter top, small presses for storage and a under counter freezer with some side panel drawers here too.

The dining area has ample room for a table and chairs, an electric heater, beautiful light fitting over the table and a spot light fitting over the kitchen area. The semi-solid floor continues throughout the area, double French doors lead out to the back patio area. The patio has been fitted with timber decking which is fully enclosed and it is an ideal area for the evening sunshine.



- Stairs and Landing 3.06m x 1.89m

A pull down ladder allows access to the attic, the attic area is fully floored and ideal for storage. The landing has a storage hot press with a presealed tank and fitted shelving, the control point for the heating is here and carpet flooring is throughout the first floor. Solid doors lead to all rooms.

- Bedroom 1 3.43m x 4.96m

Two windows over look the water giving fantastic harbour views. The room has a fitted wardrobe ideal for storage, spacious enough for a double bed, a vanity unit in the corner with a fitted mirror insert, four power points, a telephone point, a radiator and an en suite.



- En Suite 1.95m x 1.59m

The en suite has one window to the side, a fully tiled shower cubicle with electric shower, extractor fan, globe light fitting, one W.C., a fitted bathroom mirror cabinet and wash-hand basin. The room also has fully tiled walls and floors throughout.

- Bedroom 2 4.21m x 2.71m

A very spacious double room with one window overlooking the back. Plenty of space for a double bed, one centre light fitting and carpet flooring.



- Bedroom 3 3.11m x 2.18m

A spacious single room that could be ideal for an office or a study and has one window overlooking the back. The room has one radiator, centre light fitting, telephone point, power points and carpet flooring.

- Main Bathroom 1.95m x 2.05m

This bathroom has a bath, attractive fully tiled walls and floors, one W.C., a wash-hand basin, a very large fitted mirror and an extractor fan.

Features

- 1,076 Sq. Ft. Aprox.
- Built 20 years ago approx.
- Private Gated Complex
- Annual Management Fees €1,200
- Fees cover insurance, refuse, gardening and maintenance
- Beautifully presented property
- Newly fitted top spec Electric Heating
- Private decking area out the back

Directions

Take the main road into Cobh, turn right at the bridge after Fota, continue straight on passing the cross river ferry and proceed in towards the town. There is a turn down to the right marked with a sign towards Whitepoint. Go over the small bridge and Whitepoint Moorings are positioned here on the left hand side overlooking the water.

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