



# Downey McCarthy

*...the people you can trust*

## 26 Inishmore Park, Cobh, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this spectacularly positioned three bedroom, semi-detached property perched on an elevated site offering commanding views across the harbour towards Spike Island, Crosshaven and as far a field as Roches Point. The property benefits greatly from its sunny south facing rear aspect, spacious rear garden and its location within a quiet and mature estate which is within easy walking distance of the picturesque town of Cobh.



**AMV: €235,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Breath-taking views over Cork harbour
- Superb south facing rear garden
- Potential to extend 1st floor accommodation subject to FPP
- Approx. 105 Sq. M. / 1130 Sq. Ft. inc the attached garage
- Built in 1974
- BER E2
- Garage suitable for conversion to living accommodation
- Gas fired central heating
- Solar panels fitted
- Double glazed windows
- Three bedrooms
- Downstairs shower room
- 25 minutes' drive to Cork city centre or 20 minutes' via rail
- Easy access to Rushbrooke train station & Cobh to Glenbrook Ferry
- Walking distance to Cobh town centre and all amenities including schools, shops, restaurants, bars, supermarkets, pharmacies, local attractions
- Londis Shopping centre, Newtown is located 700m from the property

## | PORCH

A sliding door allows access to a porch area which has laminate timber flooring. A teak door with glass centre and side panelling allows access to the main reception hallway.

## | RECEPTION HALLWAY

3m x 2.21m (9'8" x 7'2")

This bright and spacious reception hallway features attractive neutral décor, laminate timber flooring, one centre light piece, one radiator and under stair storage.

## | LIVING ROOM

3.25m x 4.72m (10'6" x 15'4")

The main living room is flooded with natural light with two large windows overlooking the rear of the property and offering superb views of Cork harbour. The room has carpet flooring, one centre light piece, one radiator, a feature fireplace, built-in storage and display units, two power points and one television point.



## | KITCHEN/DINING

6.36m x 2.81m (20'8" x 9'2")

An open plan kitchen/dining area offers a dual aspect with one window to the front of the property and one window to the rear of the property. The front of the room is allocated to a dining area and has laminate flooring, one centre light piece, one radiator, two power points and one telephone point.

The kitchen, which is located to the rear of the room, features vinyl floor covering, modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The kitchen includes an integrated extractor hood, stainless steel bowl and a half sink, space for a cooker, one centre light piece, space for a fridge freezer and two walk-in storage areas. A door from this area allows access to a rear utility room.



## | UTILITY ROOM

1.8m x 3.6m (5'9" x 11'8")

The utility room has vinyl floor covering, one window overlooking the rear of the property, plumbing for a washing machine, space for a dryer, one centre light piece, two power points and the gas boiler is housed within this area. A PVC door with glass panelling allows access to the rear garden.

## | SHOWER ROOM

3.14m x 1.6m (10'3" x 5'2")

Located off the utility room, the shower room offers a three piece suite which includes a walk-in double corner shower incorporating a Triton electric shower. Other features include floor and wall tiling, one window to the rear of the property, one centre light piece, one wall-mounted light piece, one extractor fan and a radiator.

## | BEDROOM 3

2.87m x 2.8m (9'4" x 9'1")

Located on the ground floor, this single bedroom could be used as a home office/dining area/living area or as bedroom 3. The room has one window to the front of the property including a curtain rail, curtain and net blind, laminate timber flooring, one centre light piece, one large radiator, two telephone points and a power point.

## | STAIRS AND LANDING

1.76m x 2.57m (5'7" x 8'4")

The stairs and landing has been fitted with carpet flooring. At the top of the landing there is one centre light piece, additional attic storage and a walk-in storage to the eaves of the roof. This eaves space could be converted to add additional living accommodation similar to neighbouring properties subject to planning permission.

## | BEDROOM 1

3.96m x 2.83m (12'9" x 9'2")

This spacious double bedroom has one window to the rear of the property offering beautiful harbour views. The room has carpet flooring, one radiator, one centre light piece, attractive décor and two power points.



## | BEDROOM 2

3.34m x 2.48m (10'9" x 8'1")

A large double bedroom has one window to the rear of the property offering beautiful harbour views. The room has carpet flooring, one radiator, one centre light piece, attractive décor and two power points.



## | BATHROOM

1.47m x 2.57m (4'8" x 8'4")

The main bathroom features a four piece suite including a shower head fitted over the bath, one centre light piece, one wall-mounted light piece, one window to the rear of the property and one radiator.

## | GARAGE

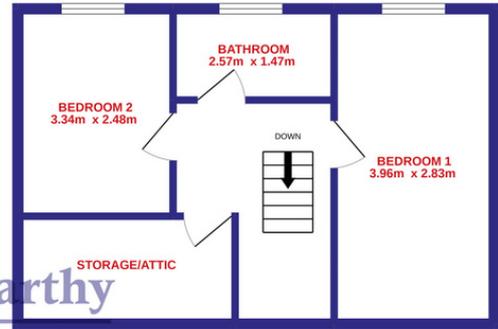
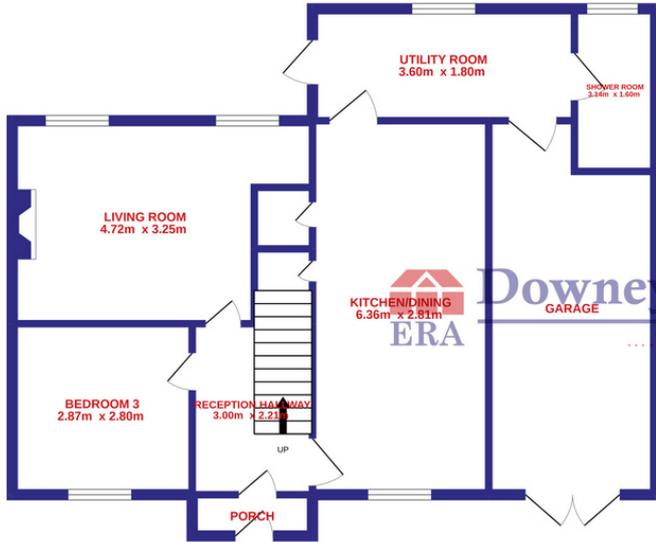
6.72m x 2.4m (22'0" x 7'8")

A door from the utility room allows access to the garage which is currently being used for storage but could easily be converted into living accommodation. The garage features double doors to the front of the property, one centre light piece, concrete flooring and two power points.

# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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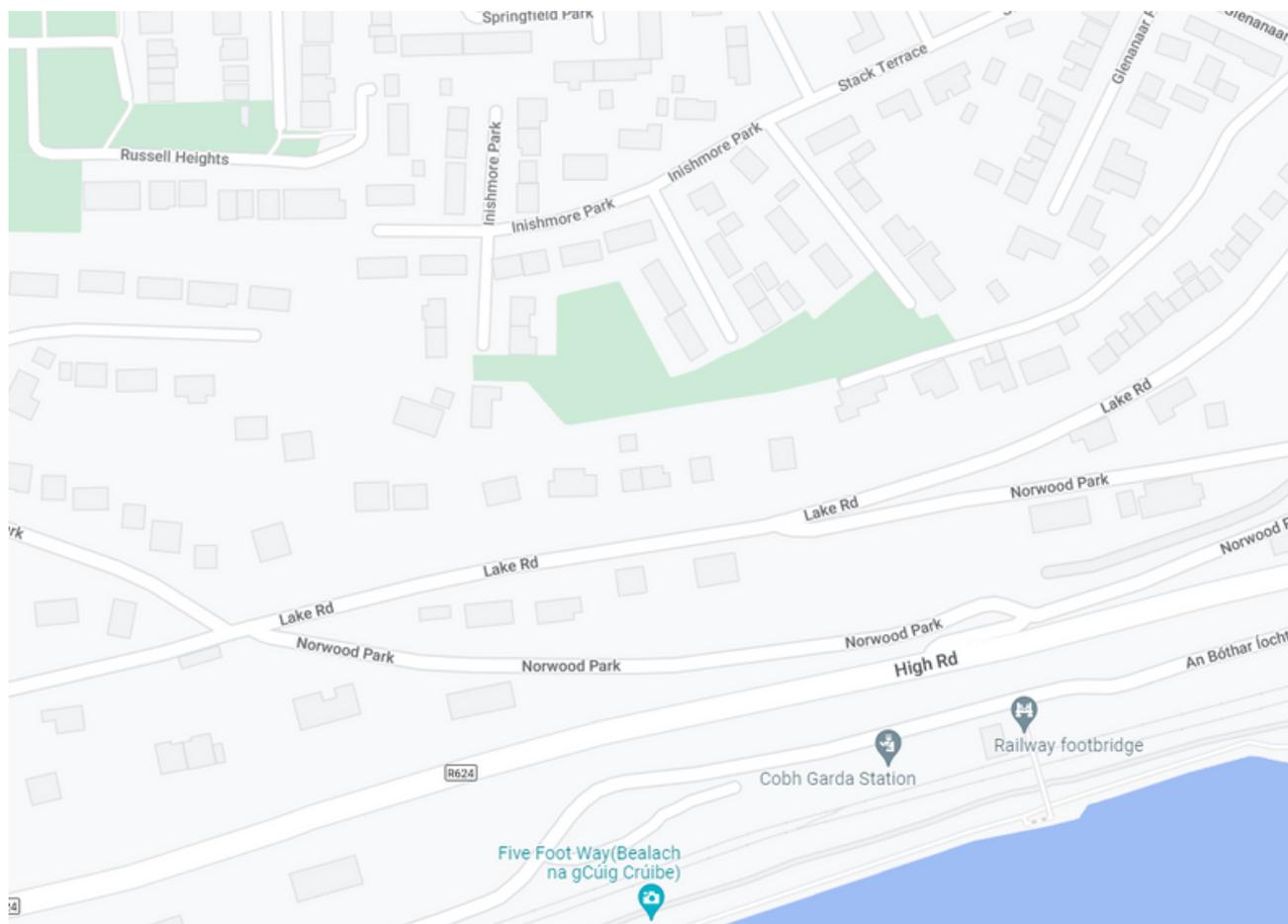
TOTAL FLOOR AREA : 105.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode P24 PP59 for directions.



## | ALL ENQUIRIES TO:

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