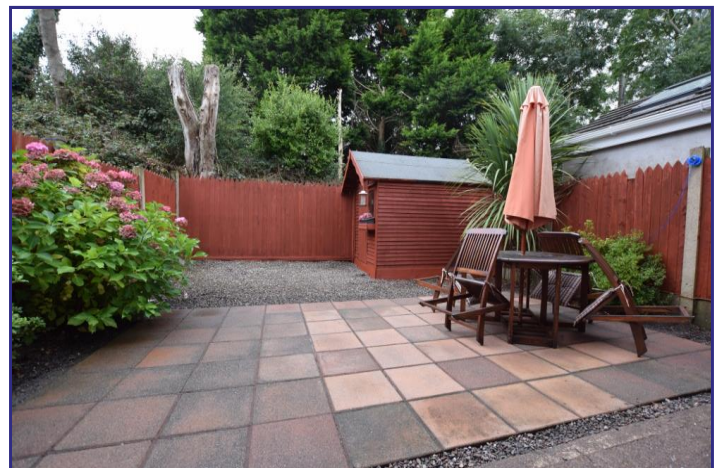


10 Abbotswood Mews, Rochestown, Cork.



ERA Downey McCarthy are delighted to present to the market this superb three bedroom mid-terrace property in the much acclaimed development of Abbotswood Mews, Rochestown.

The property benefits from its positioning at the rear of the estate which overlooks the green area. Viewing highly recommended.



€250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway

The reception hallway has tile flooring, one centre light piece, one smoke alarm and a storage room.

- Living Room 4.56m x 5.0m

The living room has one window to the front of the property with roller blind, curtain rail and curtains. The room has carpet flooring and a cast-iron fireplace with a tile inlay, marble hearth, timber surround and a gas insert. Other features include one centre light piece, one radiator, four power points, two television points and a walk-in storage area. An open arch allows access from here to a kitchen/dining area.



- Kitchen/Dining 3.42m x 5.93m

The kitchen features cream fitted units at eye and floor level in a U-shape and an extensive worktop counter with tile splash back. The room has one window to the rear of the property with pelmet and Venetian blind and a sliding door allows access to the rear yard. The area has tile flooring throughout, recess spot lighting, ten power points, one centre light piece over the dining area and one large radiator.

The kitchen includes an integrated double oven, hob and extractor fan. There is space for a washing machine, dishwasher and fridge freezer.



- Stairs and landing

The stairs and landing have been fitted with new carpet flooring throughout. The landing area has one centre light piece, one smoke alarm, access to the attic, two power points and a hot press area for storage.

- Bedroom 1 2.48m x 3.91m

A double bedroom that has one window to the front of the property including curtain rail and curtains. The room has attractive neutral décor with new carpet flooring, one centre light piece, one large radiator and four power points. A door from the room allows access to an en-suite bathroom.



- En Suite

The en-suite features a three piece suite including a corner shower area with Triton Delta Electric shower. Features include tile flooring, part tiled walls, one window to the front of the property, one extractor fan and one centre light piece.

- Bedroom 2 3.56m x 3.0m

A large double room that has one window to the rear of the property which includes a curtain rail and curtains. The room has carpet flooring, neutral décor, one centre light piece, one large radiator, six power points and one telephone point.



- Bedroom 3 3.56m x 2.86m A generous sized double room that has one window to the rear of the property. The room has carpet flooring, one centre light piece, one large radiator and four power points.
- Main Bathroom 1.71m x 1.93m The family bathroom features a three piece suite with an Aquastream electric shower fitted over the bath. The room has tiling throughout, one radiator, one centre light piece, extractor fan and one centre light piece.

Features

- 1,020 sq.ft.
- Built in 2000
- Gas fired central heating
- BER C2
- New boiler installed in 2017
- Double glazed windows
- Private enclosed rear yard
- Superb location overlooking the cul-de-sac
- Conveniently close to Douglas Village, the N40 road network and Mahon Point shopping centre
- Ideal first time buy/Investment

Directions

Please see Eircode T12 XAP6 for directions.



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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.



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