

## 3 Gardiners Walk, Rushbrooke Links, Cobh, Cork **BER C1**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented, interior designed finished, three bedroom semi-detached property within the much-acclaimed development of Gardiners Walk, Rushbrooke Links, Cobh. Perched on a beautiful elevated site the property offers panoramic estuary views towards Cobh, Monkstown, Ringaskiddy and Little Island.



AMV: €225,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.0m x 1.9m

A composite front door with attractive centre and side glass panelling allows access to the main reception hallway. This bright and spacious reception hallway with attractive décor throughout sets the tone for this amazing property. There is high quality tile flooring, coving, one centre light fitting, one large radiator, three power points, two telephone points and an extensive array of bespoke built-in under stair storage cabinets.

- Living Room 3.9m x 3.8m

A superb main living room offers a feature bay window overlooking the front of the property. A stunning solid fuel stove which acts as the rooms focal point has an attractive tile in-lay, granite hearth and timber surround. The room has high quality solid Cherrywood timber flooring, coving, six power points, one television point and an open arch from here provides access into the kitchen/dining area.



- Kitchen/Dining 4.3m x 5.8m

This fantastic open plan kitchen/dining area offers recently fitted modern units at eye and floor level with an extensive worktop counter, attractive tile splash back and integrated breakfast bar. The kitchen includes an integrated dishwasher, double oven, hob and extractor fan, plumbing for a washing machine and space for a fridge freezer.

The room offers extensive dining space, one large radiator, two light fittings, coving and fourteen power points. Other features include one window to the rear of the property and double doors with a curtain rail and curtains which provide access to the rear garden.



- Stairs and Landing

The stairs and landing have been fitted with carpet flooring. The landing has one window overlooking the side of the property with a Venetian blind, one centre light fitting and a Stira staircase provides access to the attic. There are two power points, one smoke alarm and a hot press area is shelved for storage.

- Bedroom 1                      4.2m x 3.7m

This superb, double bedroom has a window to the rear of the property overlooking the rear garden which includes a roller blind, a curtain rail and curtains. The room has high quality new carpet flooring, attractive décor, recess spot lighting and an impressive Sliderobe fitted unit. Other features include one centre light fitting, one radiator, six power points, one television point and one telephone point. A door from the room allows access to an en suite bathroom.



- En Suite

The en suite features impressive modern tiling and is fitted with a two piece suite and a corner shower area incorporating an electric shower. Features include recess spot lighting and an extractor fan.

- Bedroom 2                      3.6m x 3.9m

This bright and spacious double room offers a feature bay window to the front of the property offers panoramic estuary views. Features include solid timber flooring which has been sanded and varnished to a high quality finish, an impressive

array of built-in units, one centre light piece, one radiator, six power points and wall mounted shelving.

- Bedroom 3 2.7m x 2.0m

This single room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has solid Cherrywood timber flooring, impressive built-in units from floor to ceiling, one centre light fitting, one radiator, two power points and wall mounted shelving.

- Main Bathroom 2.4m x 1.8m

This superb newly renovated family bathroom features a three piece suite with a mains operated shower fitted over the bath. The room has magnificent tiling and border tiles surrounding the bath, a heated stainless steel towel rail, a wall mounted storage unit with mirror doors and under sink storage.


Features include one window to the rear of the property with Venetian blind and one centre light fitting.

## Features

- Approx. 1020 Sq.Ft
- Year Built 2000/2001
- BER C1
- Show house condition with an Interior design finish
- New modern fitted kitchen
- Newly refurbished family bathroom
- Bespoke built in storage in the reception hallway
- Superb maintenance free rear garden
- Picturesque estuary views
- Gas fired central heating- new gas boiler fitted two years ago
- Double glazed windows

## Directions

Please see Eircode P24V88 for directions.

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