

35 Riverside Avenue, Rushbrooke Links, Cobh, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this recently refurbished, three storey, three bedroom terraced property benefiting from superb estuary views and a favourable west facing rear aspect. The property comes to the market in impeccable condition with a warm, inviting colour palette, light filled accommodation and a superb rear garden.

Accommodation is arranged over three well-proportioned floors. The ground floor comprises a rear entrance, hallway, a spacious open plan kitchen and dining area, along with a versatile utility room which also lends itself well to use as a home office or studio. The first floor is accessed via the front door and features a welcoming reception hallway, guest w.c., living room, and third bedroom. The second floor offers two large double bedrooms, including a principal bedroom with en suite, as well as the main family bathroom.

AMV: €295,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Superb newly renovated three bedroom townhouse with breathtaking estuary views
- Approx. 107.4 Sq. M. / 1,156 Sq. Ft.
- Built in 2005
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Double glazed PVC windows
- Three bedrooms over three storeys
- West facing rear aspect
- Rushbrooke is a beautiful, welcoming location, nestled between the historic, tourist town of Cobh and scenic Fota Island
- Cobh offers stunning views over natural harbours, a vibrant atmosphere with shops, restaurants, bars, schools and a marina
- Fota Island features peaceful woodlands, a 5 star hotel and spa (with membership options), swimming pools, a 27-hole golf course, and the popular wildlife park
- Rushbrooke is just 20 minutes from Cork City by rail or car
- Easy access to Rushbrooke train station & ferry port to Passage West

| RECEPTION HALLWAY

3.13m x 2.7m (10'2" x 8'8")

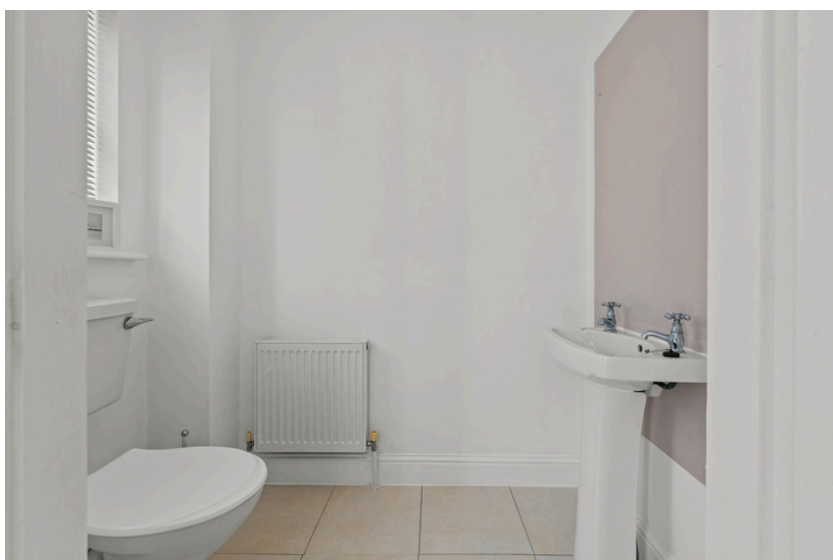
A teak door with decorative glass panelling allows access to the main reception hallway. This light-filled reception hallway has a feature window to the front of the property, adding extensive natural light to the ground floor and first floor accommodation. The area has superb solid timber flooring sanded and varnished to a high quality finish, one radiator, two light pieces, one telephone point, and two power points. A door allows access to the guest w.c.



| GUEST W.C

1.92m x 1.2m (6'2" x 3'9")

The guest w.c features a two piece suite, one window to the front of the property with Venetian blind, tile flooring, neutral décor, one centre light piece, and one radiator.



| LIVING ROOM

5.24m x 2.91m (17'1" x 9'5")

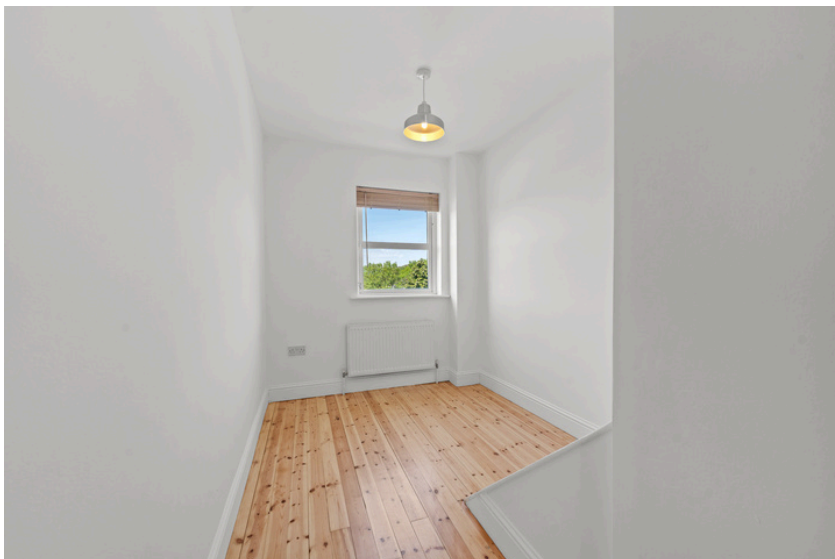
A superb main living room has two windows to the rear of the property, offering fantastic views over the rear garden and estuary. The room features attractive décor and a Ludwell Fireplace Suite in elegant Portuguese limestone, with the option for either a gas or solid fuel fire. It also boasts solid timber flooring, expertly sanded and varnished to a high-quality finish, along with a central light fitting. The room has one radiator, eight power points, one telephone point, and two television points.



| BEDROOM 3

4m x 2.09m (13'1" x 6'8")

This bedroom has one window to the rear of the property offering superb harbour views. The room offers attractive neutral décor, solid timber flooring, one centre light piece, one large radiator, six power points, and one television point.



| GROUND FLOOR STAIRS AND LANDING

2.04m x 1.67m (6'6" x 5'4")

A carpeted stairs from the main reception hallway leads down to the ground floor and landing. The landing area has solid timber flooring and a teak door with glass centre panelling allowing access to the rear garden. There is one radiator, two power points, one telephone point, and one thermostat control for the heating. A door allows access to the kitchen/dining area.



| OPEN PLAN KITCHEN/DINING

4.85m x 4.03m (15'9" x 13'2")

A superb, bright open plan kitchen/dining area features modern fitted units at eye and floor level to both sides of the room with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, dishwasher and a stainless steel sink and drainer unit. The area has impressive oak timber flooring, two light pieces, neutral décor, one radiator, sixteen power points, one television point, and two windows with Venetian blinds overlook the rear garden. A doorway from the kitchen allows access to a versatile utility/home office area.



| UTILITY/HOME OFFICE

3.09m x 5.1m (10'1" x 16'7")

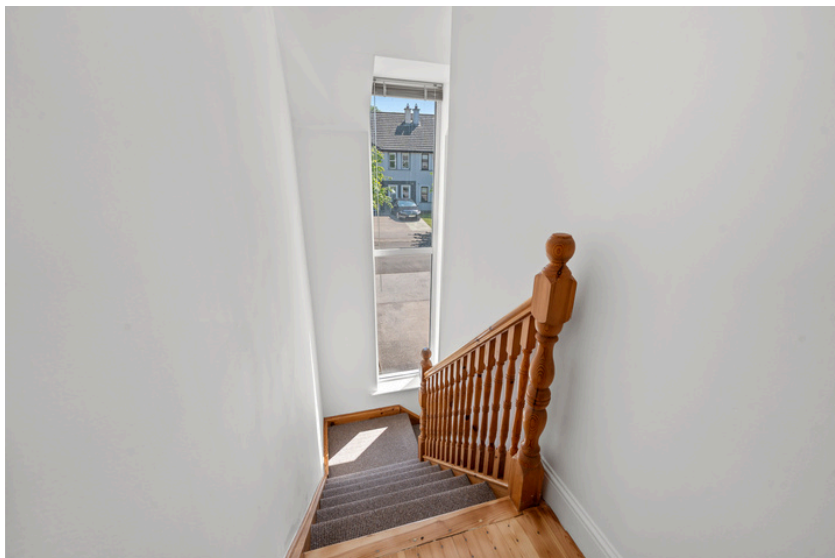
This room has oak timber flooring, two light pieces, neutral décor, one large radiator, plumbing for a washing machine, and six power points. The area could be used as a home office or kids entertainment room.



| FIRST FLOOR STAIRS AND LANDING

4.76m x 3.05m (15'6" x 10'0")

A full carpeted staircase from the first floor leads to the second floor landing. The area has solid timber flooring sanded and varnished to a high quality finish, neutral décor, two power points, two light pieces, an access hatch to the attic, and a hot press area which is shelved for storage.



| BEDROOM 1

3.74m x 3.34m (12'2" x 10'9")

A superb double bedroom has one window to the front of property, including a Venetian blind and roller blind. The room has impressive décor, built-in storage units from floor to ceiling and solid timber flooring. There is one centre light piece, one radiator, eight power points, one telephone point, and one television point. A door allows access to the en suite bathroom.



| EN SUITE

1.6m x 1.93m (5'2" x 6'3")

The en suite bathroom features a three piece suite, including a corner shower area incorporating a Mira Sport electric shower, impressive neutral tiling, one centre light piece, one wall-mounted light piece, one radiator, and one extractor fan.



| BEDROOM 2

2.4m x 3.08m (7'8" x 10'1")

A spacious double bedroom has one window to the rear of property, offering magnificent views over the estuary. The room has neutral décor, built-in storage units, solid timber flooring, one centre light piece, one radiator, four power points.



| BATHROOM

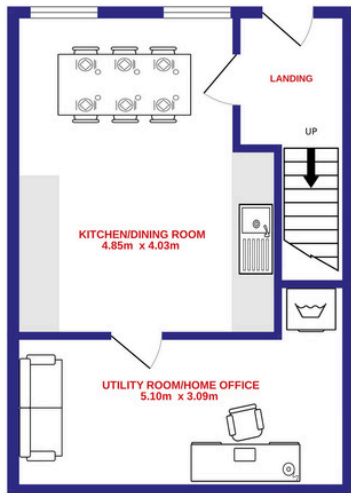
2.4m x 1.9m (7'8" x 6'2")

The main family bathroom features a four piece suite, including a mains operated shower fitted over the bath. The room has neutral floor and wall tiling, one centre light piece, one window to the rear with Venetian blind, and one radiator.

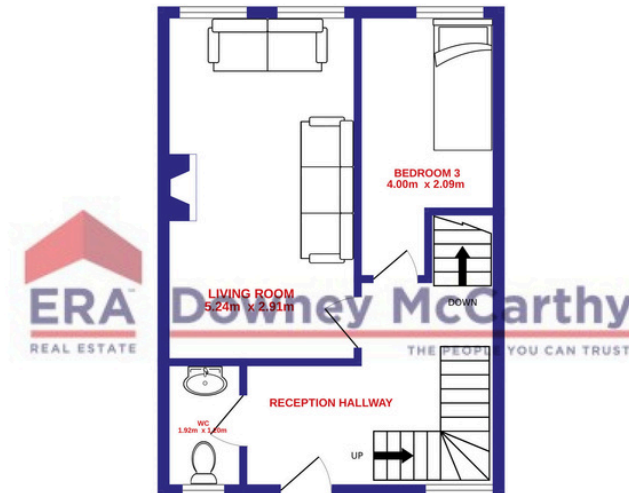


| FLOOR PLAN

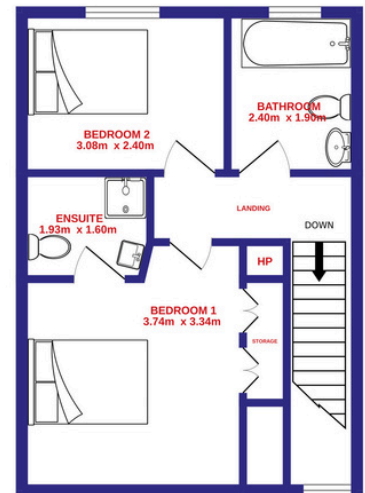
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| EXTERIOR GARDENS AND LOCALITY



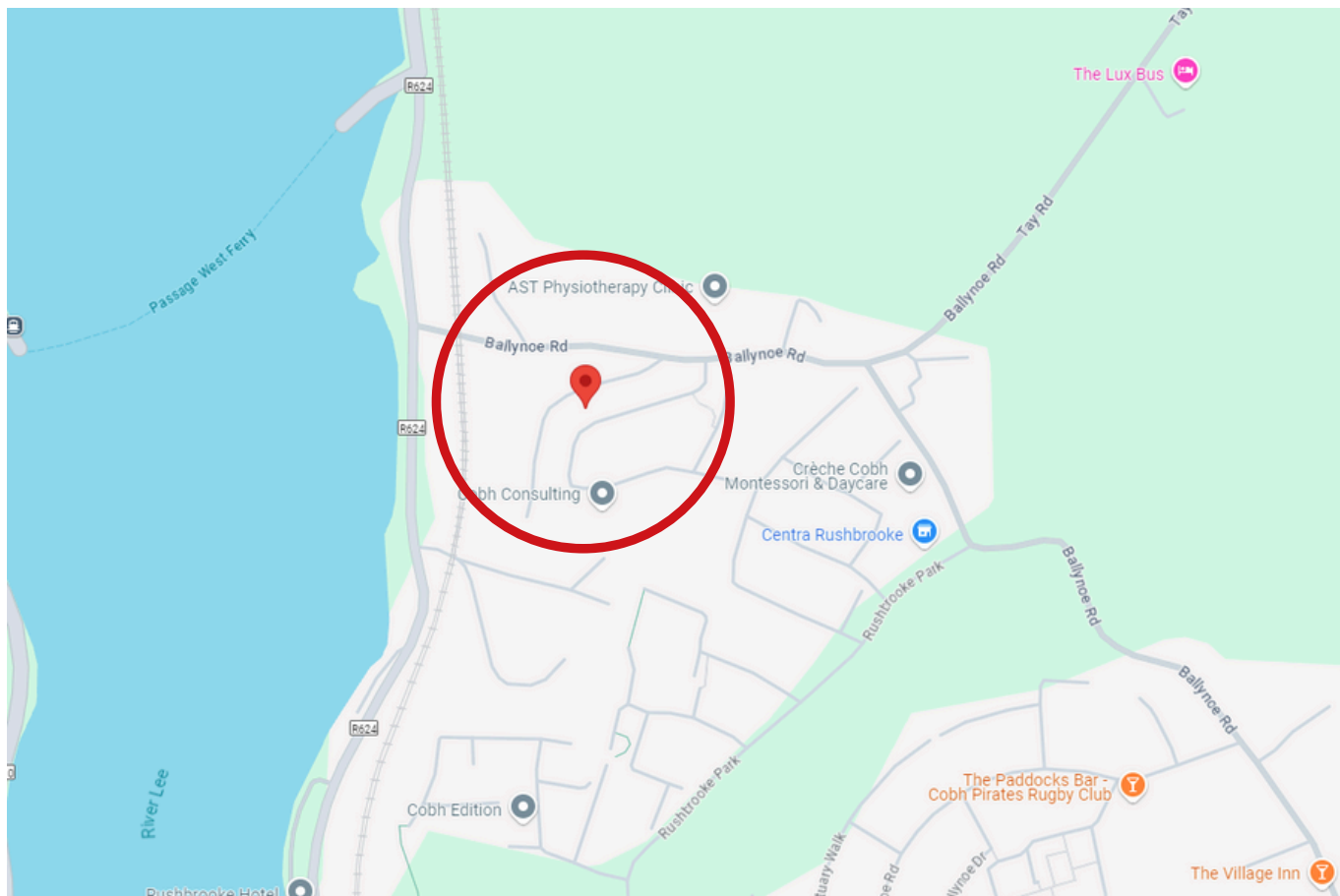
The front of the property has a concrete driveway facilitating off street parking for two vehicles, with mature shrubs and plants to either side.

The rear of the property is fully enclosed with timber panelled fencing and a block built wall. The property benefits from a west facing rear aspect, and a large garden area which is laid to lawn.

The area also offers ample on street parking spaces.

| DIRECTIONS

Please see Eircode P24 CP40 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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