

BER B3



4 Knockeven Avenue
Rushbrooke, Cobh, Cork

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4 Knockeven Avenue, Rushbrooke, Cobh, Cork

Features

- B3 BER rating
- Built in 2007
- Modern build with period features throughout
- Zoned gas central heating
- Zoned alarm system
- Electronic gate access and private avenue
- Exclusive 4-house development
- Creche, primary and secondary schools walking distance
- Rushbrook tennis and croquet club walking distance
- Marina, sailing and rowing clubs walking distance
- Beautiful scenic walk into Cobh town
- Train to Cork City, short walk
- Cobh & Fota Golf Club close by
- Fota Island Resort & Spa close by

The sale of 4 Knockeven Avenue, Rushbrooke, Cobh, Co. Cork, marks the opportunity to own a stunning turnkey property nestled within an exclusive and secluded four-house development, offering both privacy and security with its electronic gate and private avenue. Built in 2007, this five-bedroom detached home exudes elegance and sophistication from the moment you step through the door.

Upon entering, one is immediately struck by the impeccable craftsmanship and attention to detail evident throughout. The ground floor features exquisite Junker solid oak floors, setting a tone of timeless luxury that permeates the entire residence. Adding warmth and charm are two 4.5 kW stoves, each adorned with exquisite Spanish marble Corbel fireplaces with black granite hearths, perfect for cozy evenings spent by the fire.

The interior design of the property is a harmonious blend of modern sophistication and classic elegance. Farrow and Ball rich paint colours adorn the walls, complementing the period features such as cornicing, high ceilings and ceiling roses that add character and charm to every room. The result is a truly magnificent, inviting family and entertainer's home, where every detail has been carefully considered to create an atmosphere of refined comfort.

The heart of the home lies in its kitchen, where a Leicht kitchen awaits, complete with top-quality appliances that are as stylish as they are functional. Whether preparing a casual breakfast or hosting a formal dinner party, this kitchen is sure to impress even the most discerning chef.

In addition to its aesthetic appeal, 4 Knockeven Avenue boasts practical features designed to enhance daily living. With a B3 BER rating, energy efficiency is prioritized, ensuring both environmental sustainability and cost savings for the homeowner.

The property's location further adds to its desirability, with an array of amenities catering to every need and preference just a stone's throw away. Families will appreciate the proximity to numerous schools and local creches, while the picturesque, historic harbourside town of Cobh offers an abundance of shops, bars, and restaurants, in addition to easy access to Whitepoint Marina and the sailing and rowing clubs.

Overall, the sale of 4 Knockeven Avenue presents a rare opportunity to acquire a truly exceptional property; an oasis where luxurious living meets practicality in a highly sought-after location. Whether enjoying quiet evenings at home or exploring all that Cobh and the Great Island has to offer, this residence promises to exceed expectations and provide a haven of comfort and elegance for its fortunate new owners.





Accommodation

Living Room: 4.77 m x 5.51 m Beautiful living space with Junker solid oak flooring, bay window, Spanish marble corbel fireplace with 4.5 kw stove. Period features with spot lighting.

Hall: 4.92 m x 4.48 m Bright and spacious hallway with Junker solid oak flooring. All reception rooms off the hallway. Zoned alarm system.

Dining Room: 4.81 m x 5.46 m Spacious dining space with solid oak Junker flooring and Spanish marble corbel fireplace with 4.5 kw stove. Double doors leading to impressive kitchen. Bay window bringing fantastic natural light through the room.

Kitchen: 4.84 m x 4.11 m Leicht light grey kitchen with high quality appliances including Fischer & Paykel gas cooker and AEG double oven. Modern Spanish floor tiles and handmade tiled splashback to complement.

Laundry: 2.85 m x 2.93 m Leicht fitted utility, plumbed for washer and dryer. Modern Spanish floor tiles.

Bath: 2.35 m x 2.93 m Fully tiled with power shower and 2-piece suite. Jack and Jill from downstairs bedroom. Blinds.

Bedroom: 3.99 m x 4.06 m Large double bedroom with carpet flooring overlooking rear garden. Curtains.

Floor 2

Master Bedroom: 4.77 m x 3.25 m Large super king size bedroom with carpet flooring. Walk in wardrobe with great storage. Curtains.

En-Suite: 2.16 m x 2.07 m Newly renovated with modern tiles, black slimline shower tray and rain shower. Top quality Sonas taps and vanity unit.

Walk in wardrobe: 2.51 m x 2.07 m Ample storage throughout. Quality fitted units.

Hall: 3.58 m x 2.23 m Ulster carpet staircase with period

features. Incredible view over Cobh harbour.

Bedroom: 4.31 m x 3.29 m Large double bedroom with carpet flooring, built in wardrobes and beautiful views over Cobh harbour. Curtains.

En Suite: 2.33 m x 1.76 m Fully tiled bathroom with 2-piece suite and power shower.

Bedroom: 4.87 m x 3.21 m Large double bedroom with carpet flooring, overlooking rear garden. Curtains and blinds.

Bathroom: 3.39 m x 2.94 m Modern contemporary finish, fully tiled throughout with jacuzzi bath and power shower.

Bedroom: 4.96 m x 2.94 m Large double bedroom with carpet flooring, built in wardrobes and overlooking rear garden. Curtains and blinds.

BER Information

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FLOOR PLANS Not to scale - for identification purpose only.

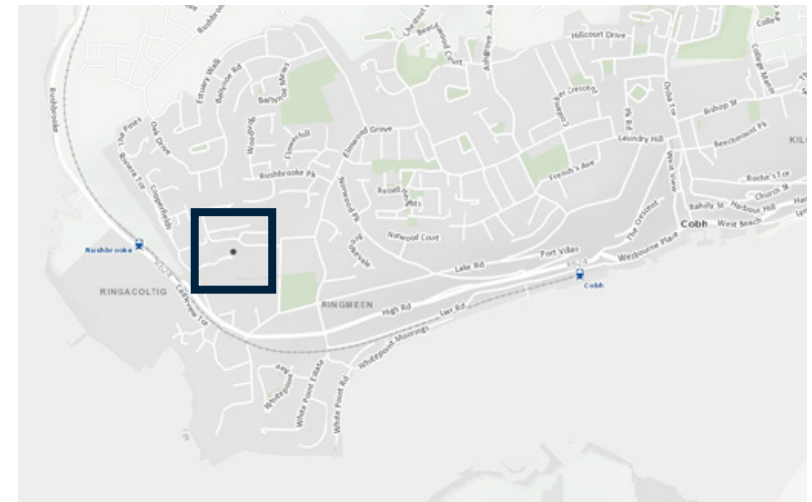
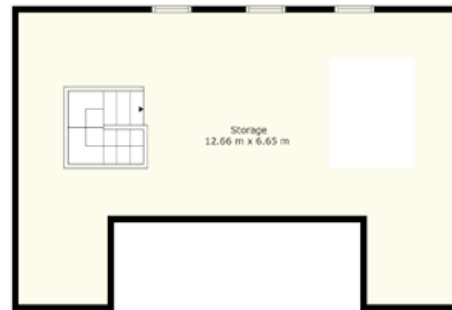
Ground Floor



First Floor



Second Floor



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