

## 30 Riverside Rise, Rushbrooke Links, Cobh, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this modern three bedroom property in the much acclaimed development of Rushbrooke Links, Cobh. The property boasts beautiful views over the harbour and is situated in a quiet cul-de-sac just a 15 minute walk to Cobh town centre with the train station close by to allow access directly to Cork city centre.



**AMV: €230,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx 71.74 Sq. M. / 772 Sq. Ft.
- Built in 2004
- BER C1
- Gas fired central heating
- Double glazed windows
- South West facing rear garden
- Three bedrooms
- Quiet residential area with superb views over the harbour
- 15 minutes' walk to Cobh town centre and all amenities including schools, shops, restaurants, bars, supermarkets, pharmacies, local attractions
- 25 minutes drive to Cork city centre or 20 minutes via rail
- Easy access to Rushbrooke train station & ferry port to Passage West

## | RECEPTION HALLWAY

5.23m x 1.93m (17'1" x 6'3")

The bright reception hallway features tile flooring, neutral décor, one radiator, one centre light fitting. A door allows access to the guest w.c.



## | GUEST W.C

1.98m x 0.85m (6'4" x 2'7")

The guest w.c features a two piece suite, modern floor and wall tiling, one centre light fitting and extractor fan.



## | LIVING ROOM

4.06m x 2.8m (13'3" x 9'1")

The living room has two windows to the front of the property, laminate timber flooring, wiring for one centre light fitting, one radiator, power points and neutral décor.



## | OPEN PLAN KITCHEN/DINING

2.3m x 4.79m (7'5" x 15'7")

The open plan kitchen/dining area features one radiator, two light fittings, ample power points and tile flooring throughout. There is one window overlooking the rear garden and sliding glass doors allowing access to same. The kitchen includes modern fitted units at eye and floor level in an L-shape with worktop counter and tile splashback, oven, hob, extractor fan, a stainless steel sink and a wall-mounted gas boiler.



## | STAIRS AND LANDING

3.12m x 2m (10'2" x 6'5")

The stairs and landing to the first floor have carpet flooring. At the top of the landing there is one centre light fitting and access to a hot press which is shelved for storage.



## | BEDROOM 1

4.04m x 2.57m (13'2" x 8'4")

This double bedroom has two windows to the front of the property, timber flooring, one centre light fitting, one radiator, a built-in wardrobe unit and power points.



## | BEDROOM 2

3.23m x 2.73m (10'5" x 8'9")

Another double bedroom has two windows to the rear of the property, timber flooring, one centre light fitting, a built-in wardrobe unit, one radiator and power points.



### | **BEDROOM 3**

2.21m x 2.15m (7'2" x 7'0")

This bedroom has one window to the front of the property, timber flooring, one centre light fitting, one radiator and power points.



### | **BATHROOM**

2.1m x 1.97m (6'8" x 6'4")

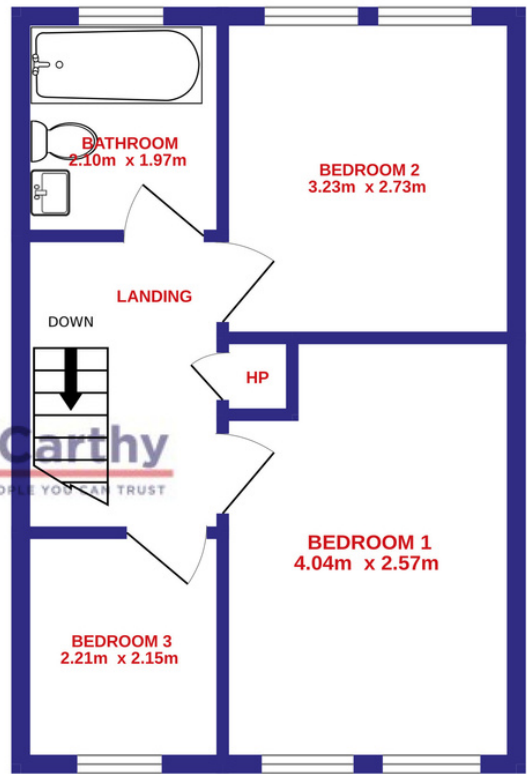
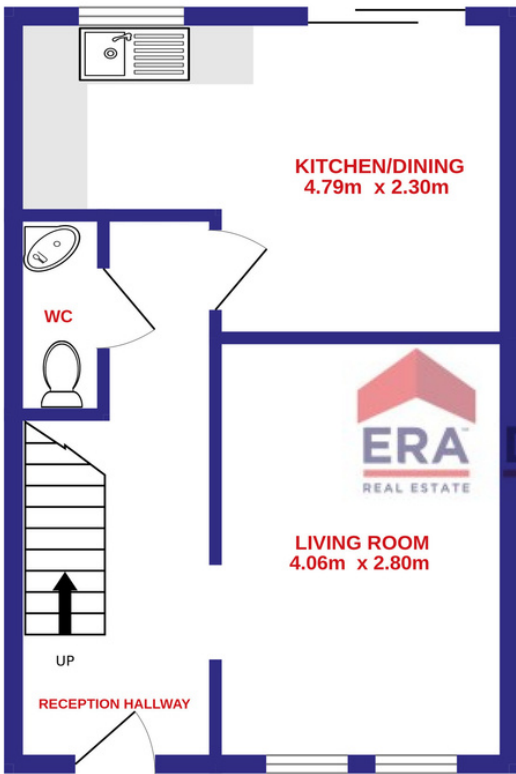
The main family bathroom features a four piece suite including an electric shower fitted over the bath, floor and wall tiling, one window to the rear, one centre light fitting and one radiator.



# | FLOOR PLAN

GROUND FLOOR

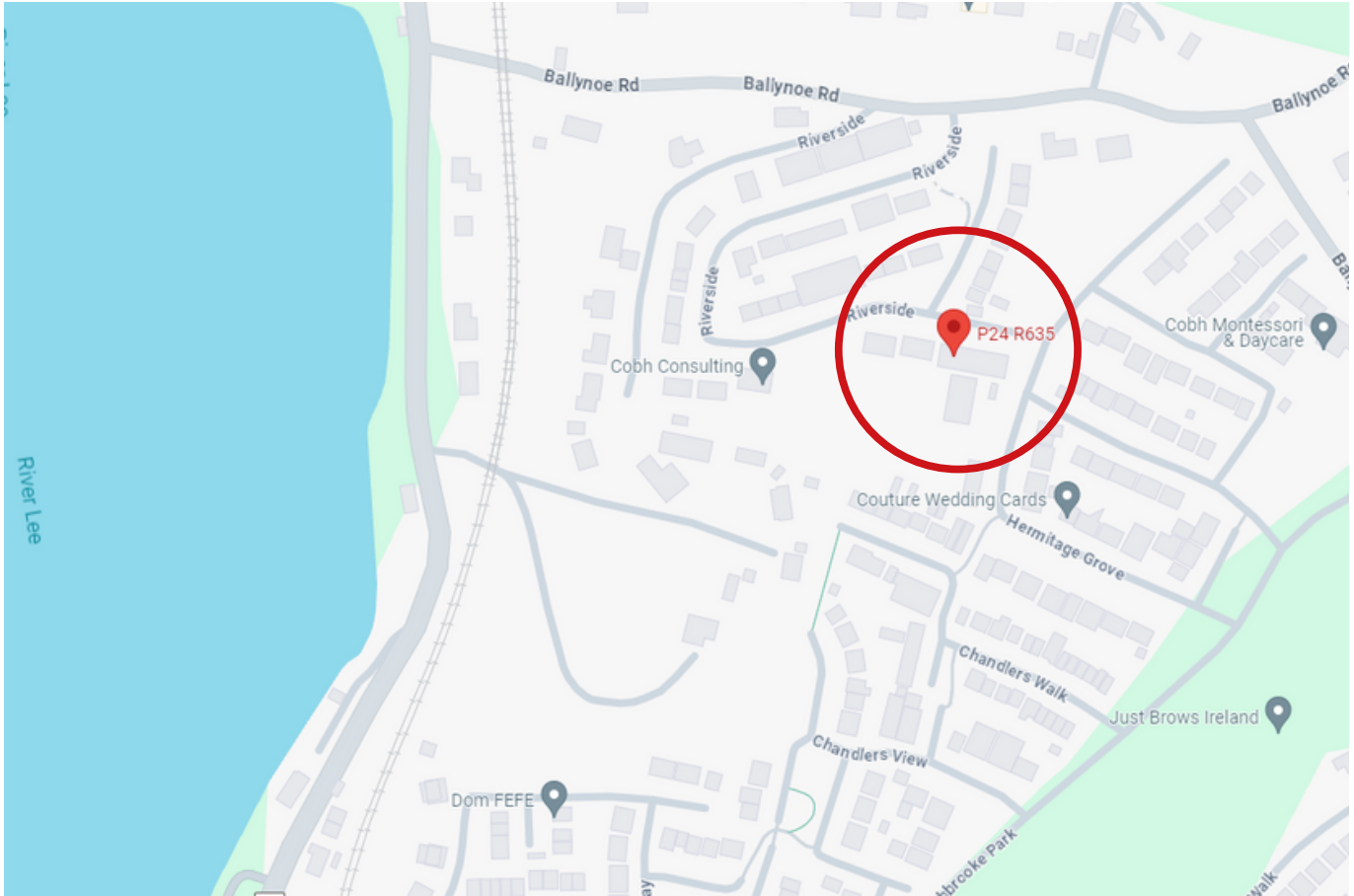
1ST FLOOR



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## | DIRECTIONS

Please see Eircode P24 R635 for directions.



## | ALL ENQUIRIES TO:

**Will Lyons**  
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**[will@eracork.ie](mailto:will@eracork.ie)**



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