

24 Chandlers View, Rushbrooke Links, Cobh, Cork

BER C2



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this superbly presented, modern three bedroom semi-detached property in the much sought-acclaimed development of Rushbrooke Link, Cobh. Positioned on a sunny south facing site the property offers a superb rear garden and occupies a commanding position within a quiet cul de sac fronting onto a large green area.



AMV: €275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.2m x 1.9m
- Guest W.C 1.6m x 0.7m
- Living Room 4.8m x 4.0m

A beautifully presented reception hallway boast impressive solid maple timber flooring which has been sanded and varnished to a high quality finish. The area has attractive décor with coving, one centre light fitting, a smoke alarm, one radiator, one thermostat control for the heating, one alarm control point, two power points and two telephone points.

The guest W.C features a two piece suite. The room has tiling throughout, one centre light fitting and an extractor fan.

A superb main living room features a bay window to the front of the property including a roller blind. The room has impressive modern décor with solid maple timber flooring. Other features include coving, a cast-iron fireplace with maple surround and gas insert, six power points, one radiator, one telephone point and one centre light fitting.



- Kitchen/Dining/Lounge 4.4m x 6.0m

A spacious L-shaped kitchen/dining area features units in an U-shape at eye and floor level with an extensive worktop counter space and a tile splash back. The kitchen has tile flooring, a stainless steel sink with drainer unit, an integrated oven, hob, extractor fan and dishwasher and space for a fridge freezer, plumbing for a washing machine. A window overlooks the rear of the property and there is one centre light fitting and ten power points.



The room benefits from an extensive dining area which is large enough to accommodate a dining space area and a second seating area within the property. A sliding door from the room allows direct access to the magnificent south facing rear garden and the patio area. There is one centre light fitting, attractive décor, solid timber flooring, four power points and a television point within the area.



- Stairs and landing 3.1m x 2.2m

The stairs and landing have been fitted with carpet flooring. The landing has one centre light fitting, an access hatch to the attic, a hot press area which is shelved for storage and one window to the side of the property.

- Bedroom 1 4.6m x 3.6m

This spacious double bedroom has one window overlooking the rear of the property offering views of the lower harbour. There is laminate timber flooring, attractive décor, built-in units, one radiator, six power points, one telephone point and one television point. A door from the room allows access to an en suite bathroom.



- En Suite

The en suite bathroom features a two piece suite with a corner shower area incorporating a Triton Shannon electric shower. Features include one centre light fitting, one extractor fan, a wall mounted light fitting and impressive tiling.

- Bedroom 2 4.6m x 3.6m

This large double bedroom has a feature bay window to the front of the property overlooking the green area within Chandler's View. The room has high quality laminate timber flooring, built-in units, attractive décor, one centre light fitting, one radiator, four power points and one telephone point.



- Bedroom 3 2.5m x 2.4m

This impressive single bedroom has one window to the front of the property with a curtain rail. The room has laminate timber flooring, attractive décor, one centre light fitting, one radiator and four power points.

- Family Bathroom 2.5m x 1.8m


This superb family bathroom features a three piece suite and modern tiling with attractive border in-lay tiles. The room has one window to the rear of the property, one centre light fitting, one wall mounted light fitting and one radiator.

Features

- 105 Sq. M / 1,130 Sq. Ft
- Sunny south-facing rear aspect
- BER C2
- Built in 2003
- Superb solid timber flooring throughout the ground floor
- Gas fired central heating
- Double glazed windows
- Modern bathroom suites
- Ideal first time buy
- Large rear garden offering future development potential subject to planning permission

Directions

Please see the Eircode P24CY66 for directions.

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