

29 Abbotswood Mews, Rochestown, Cork City, T12V5XD

BER C3



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this pristine, two-bedroom, mid-terrace property in the prestigious development of Abbotswood Mews, Rochestown, Cork. The property boasts a modern open-plan kitchen/dining/living area, two spacious bedrooms and a family bathroom together with a superb south facing rear garden.



AMV: €225,000

PSRA Licence No. 002584

Accommodation

- Kitchen/Dining/Living 6.6m x 4.3m

A teak door with glass centre panelling allows access into an open plan kitchen/dining/living area. This superb open plan room offers a dual aspect with one window overlooking the front of the property and another overlooking the rear garden. A sliding door at the rear of the room allows access out to a south facing rear patio and garden. The room has high quality laminate timber flooring throughout and attractive neutral décor.

Living Area 3.6 x 4.3 m²

The living area has a built-in storage press from floor to ceiling and a gas fire with an impressive maple mantel and composite hearth. The area has one centre light fitting, one radiator, one alarm control point, two power points and two television points.



Kitchen/Dining 2.8 x 3.6 m²

The kitchen/dining area is located at the rear of the room and features modern maple units at eye and floor level in an L-shape with extensive worktop counter space and a tiled splash back. The kitchen includes an integrated oven, hob, extractor fan, plumbing for a washing machine, space for a fridge freezer and one light fitting. The room boasts extensive dining space with one radiator, one centre light fitting, ten power points and one telephone point.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one centre light fitting, one smoke alarm, a hot press which has been shelved for storage, two power points and access to the attic is gained from this area.

- Bedroom 1 2.2m x 4.3m

A double bedroom has one window to the front of the property which includes a Venetian blind. The room has solid timber flooring that has been sanded and varnished to a high quality finish, attractive neutral décor and an extensive array of built-in units from floor to ceiling. Other features include one centre light fitting, one radiator, four power points and one telephone point.



- Bedroom 2 3.4m x 2.2m

A large single room has one window overlooking the rear garden which includes a Venetian blind. The room has neutral décor with high quality solid timber flooring. Features include built-in units from floor to ceiling, one radiator, one centre light fitting and four power points.



- Main Bathroom 2.0m x 2.0m

The family bathroom features a three piece suite with a Triton electric shower fitted over the bath. Features include a Velux window to the rear of the property, one centre light fitting, one extractor fan, tile flooring, tile walls with attractive border tiles and one radiator.

Features

- Approx. 600 Sq. Ft
- BER C3
- South facing garden with garden shed
- Gas fired central heating
- Much sought-after residential location
- Close to all amenities including Mahon Point, Douglas Village, Ringaskiddy and the Blackrock to Passage West greenway.
- Double glazed windows
- Off street parking for one vehicle
- Previous rental income of €994 set 28/01/21
- Superb open plan kitchen/dining/living area
- Fronting onto a large green
- Cul-de-sac setting within a mature development

Directions

Please see Eircode T12V5XD for directions.



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