



# Downey McCarthy

*...the people you can trust*

## 10 Chandlers Rest, Rushbrooke Links, Cobh, Co. Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately maintained, modern three bedroom duplex in the much acclaimed development of Rushbrooke Links, Cobh. The property boasts beautiful views over the estuary 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: €250,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx 97.6 Sq. M. / 1,050 Sq. Ft.
- Built in 2004
- BER C2
- Superb estuary views
- Gas fired central heating
- Double glazed windows
- South west facing rear balcony with estuary views
- Three spacious bedrooms
- Immaculately maintained throughout
- Attic insulated and floored for storage
- Broadband speeds of up to 1000Mbps available
- Allocated parking space
- 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, 20 minutes via rail and bus routes to Cork city at entrance of estate
- Easy access to Rushbrooke train station & ferry port to Passage West
- Ideal first time buy/investment property
- Rental potential of €1,400 p/m
- Annual management fee of €942

## | RECEPTION HALLWAY

4.12m x 1.92m (13'5" x 6'2")

Steps allow access to a teak front door with glass centre panelling. The welcoming, bright reception hallway has attractive décor throughout with high quality laminate timber flooring and decorative coving surrounds the ceiling. The area has one centre light piece, one radiator, extensive under stair storage, one thermostat control for the heating and two power points.

## | LIVING ROOM

4.1m x 4.07m (13'4" x 13'3")

A superb living room offers a feature bay window to the front of the property with a PVC door with glass centre panelling allowing access to a Juliet style balcony. The room is immaculately presented with high quality laminate timber flooring, decorative coving surrounding the ceiling and an impressive centre fireplace with granite hearth and oak surround. The room has one centre light piece, one radiator, six power points, one telephone point, two television point and double doors from the room allow access to the open plan kitchen/dining area.





## | KITCHEN/DINING

3.5m x 6.14m (11'4" x 20'1")

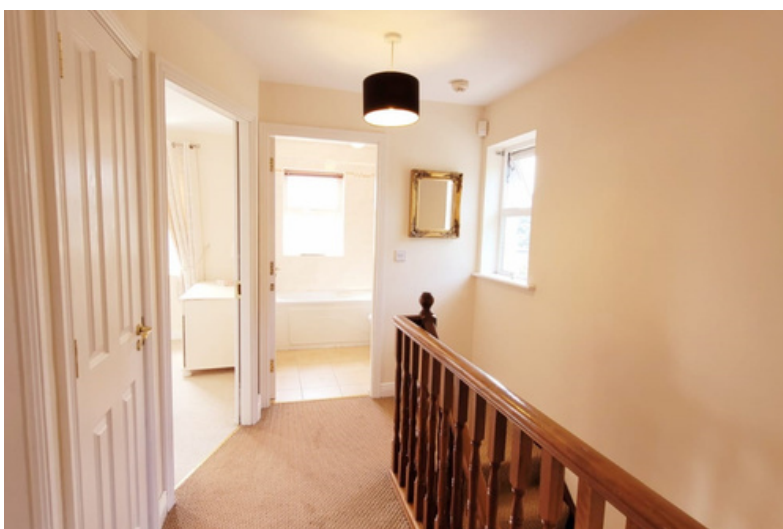
A magnificent open plan room benefits from the property's south west facing aspect and is flooded with natural light. The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop space and glass splashbacks and tile flooring. There is a stainless steel sink, an integrated double oven/hob/extractor fan, a fridge freezer, a washing machine/tumble dryer, plumbing for a dishwasher, six power points, one light piece and one window overlooking the rear balcony.

The dining area offers extensive dining space and is finished with laminate timber flooring and neutral décor. There are four power points, one television point, one radiator, one light piece, one window overlooking the rear balcony and a sliding door allows access to same.



## | STAIRS AND LANDING

The stairs and landing have been fitted with carpet flooring. The landing area has one window to the side of the property with superb views of the estuary, one centre light piece, a hot press area which is shelved for storage and a Stira staircase allowing access to a fully floored and shelved attic which offers extensive storage space.



## | BEDROOM 1

3.46m x 3.84m (11'3" x 12'5")

A superb main bedroom has attractive décor throughout and high quality built-in wardrobe units. The room has carpet flooring, one centre light piece, one large radiator, six power points, one television point, one telephone point and a PVC door with glass panelling allows access to a Juliet style balcony.



## | ENSUITE

0.81m x 2.83m (2'6" x 9'2")

The ensuite bathroom features a three piece suite including a Triton Shannon electric shower, impressive floor and wall tiling, one centre light piece, one wall-mounted light piece and one extractor fan.



## | BEDROOM 2

3.2m x 4.27m (10'4" x 14'0")

A spacious double bedroom has two windows overlooking the rear of the property, boasting superb views over the estuary towards Monkstown and Glenbrook. The room has carpet flooring, built-in wardrobes, one centre light piece, one large radiator and four power points.





### | BEDROOM 3

2.42m x 2.2m (7'9" x 7'2")

This spacious single bedroom has one window to the front of the property with Venetian blind, carpet flooring, a built-in work station finished in cherrywood, extensive wall-mounted shelving, one centre light piece, one radiator and two power points.



### | BATHROOM

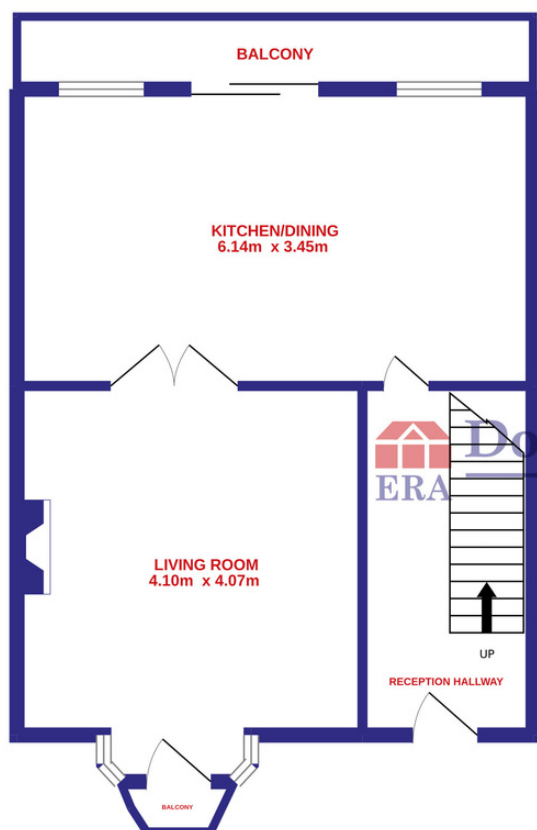
1.96m x 1.8m (6'4" x 5'9")

The immaculately presented family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has impressive floor and wall tiling including attractive border tiles, one centre light piece, one wall-mounted light piece, one radiator and one window to the rear of the property with Venetian blind.

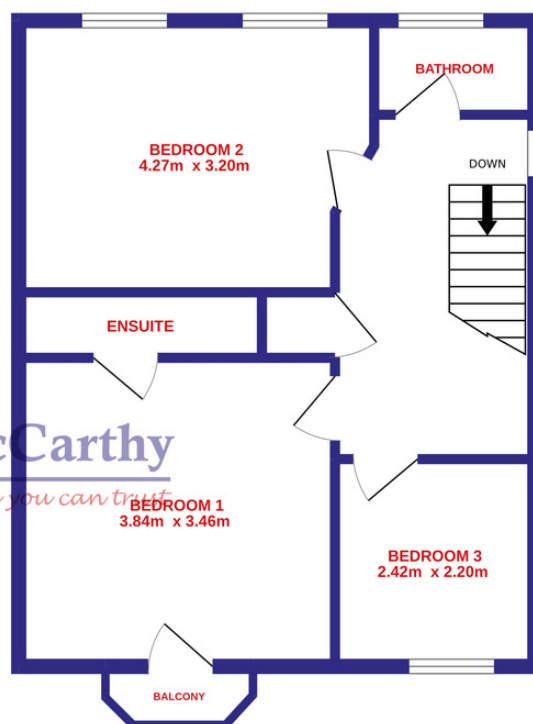


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 97.6 sq.m. approx.

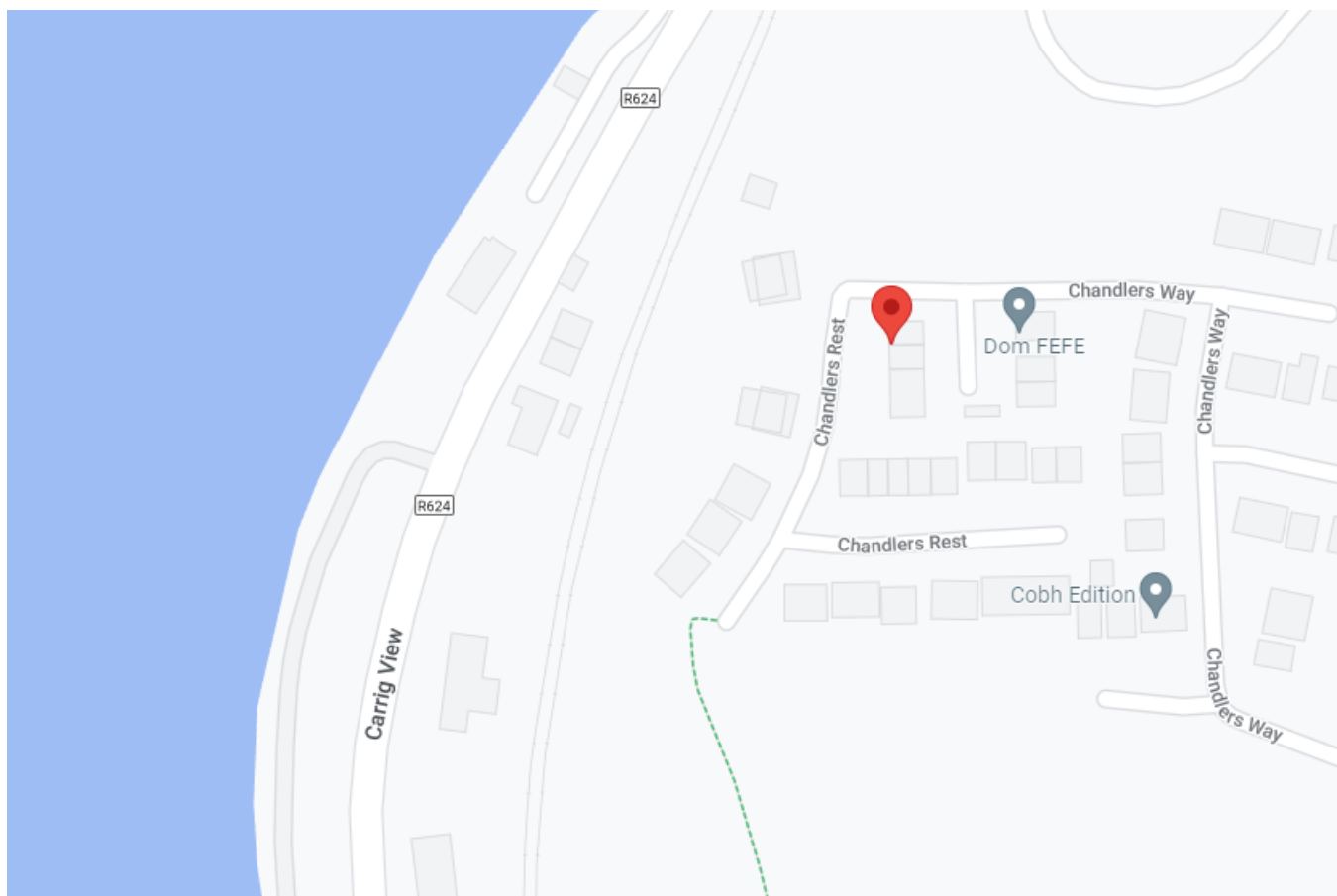
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## | DIRECTIONS

Please see Eircode P24 HH10 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



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ERA *...the people you can trust*

### Solicitor Details:

Ellen Hegarty, Hegarty & Co. Solicitors, 4 St. Andrew's Terrace, Newtown, Waterford

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