



FOR SALE
No. 5 The Liffey, Riversdale,
Rathcormac, Co. Cork P61 R796



Lovely 3 bedroomed end of terrace residence side entrance and enclosed private rear garden laid out in lawn.

The property is in excellent condition and extends to approx. 80 square metres and is close to all amenities in Rathcormac village (primary schools, shops, restaurants and bars). Easy access to the M8 motorway.

Viewing highly recommended with sole selling agent.

ACCOMMODATION

Entrance hall: 11ft 6 x 4ft 3
Solid teak door with glass panels and overhead canopy. Letterbox.
Tiled flooring. Radiator. Under stairs storage.

Guest W.C.: 5ft 10 x 5ft 1
Fully tiled walls and flooring. Toilet and wash hand basin.

Living-Dining Room 17ft 11 x 11ft 4
Laminate timber flooring. Large window overlooking front of house. Radiator.
Fireplace with teak surround on a granite hearth with wood burning stove.
Large glass panel door with full side glass panels to rear garden.

Kitchen 12ft x 10ft 5
Tiled flooring. Fully fitted kitchen with wall and floor units. Tiled splashback.
Sink with hot and cold. 2 Windows. Built in eye oven, electric hob and extractor fan.
Plumbed for dishwasher and washing machine. Radiator.

First Floor:

Carpeted stairs and landing. Access to attic. Hot press with dual immersion.

Bedroom 1: 12ft 1 x 10ft 6
Laminate timber flooring. Window with blinds. Radiator.

Bedroom 2: 11ft 5 x 9ft 9
Laminate timber flooring. Window with blinds. Radiator.

Bedroom 3: 9ft 8 x 7ft 9
Laminate timber flooring. Window with blinds. Radiator.

Bathroom: 9ft 1 x 5ft 1
Fully tiled walls and flooring. Toilet. Wash hand basin. Bath with shower unit overhead.
Window. Radiator.

Outside

On street parking.

Side entrance to rear garden

Rear garden, southwest facing, enclosed by timber fence laid out in lawn.

Timber shed.

SERVICES

- Mains water
- Mains sewage
- Oil fired central heating.

FEATURES

- PVC double glazed windows throughout.
- Close to all amenities.
- Building energy rating of C2
- Private enclosed rear garden.

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