

95 Rathmore Place, Old Youghal Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present to the market this beautifully remodelled, renovated, and modernised three bedroom mid-terrace home. Ideally located in Rathmore Terrace, this charming home has been thoughtfully restored to preserve its original charm while incorporating stylish modern finishes throughout. The accommodation offers a perfect blend of period features and modern living, creating a warm and inviting home in a prime city location. Owners will enjoy the convenience of being just a 15 minute walk from Cork City Centre, while the vibrant MacCurtain Street district with its excellent selection of cafés, artisan restaurants, and lively bars is close at hand. Adding further appeal is the wonderful amenity of Bells Field, located just moments from the property's doorstep, offering a peaceful green space with panoramic views over the city.

Accommodation within the property consists of a reception hallway, living room, kitchen/dining area, rear lobby and shower room on ground floor, while upstairs the property offers three spacious bedrooms.

Early viewing is advised as this is a rare opportunity to acquire a turn key home in one of Cork's most desirable residential locations.

AMV: €315,000



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PSRA No. 002584

| FEATURES

- Approx. 70 Sq. M. / 753 Sq. Ft.
- Recently modernised
- New triple glazed windows, composite front door & PVC rear door
- Modern flooring & tiling
- Superb fitted kitchen
- Recently renovated bathroom
- BER D with potential to increase to a B rating
- Gas fired central heating
- Three bedrooms
- Enclosed rear yard
- Fantastic location within walking distance to all amenities
- One allocated parking space

| RECEPTION HALLWAY

5.5m x 1.65m (18'0" x 5'4")

A composite door with glass centre panelling allows access to a superb reception hallway. The hallway features attractive décor with high quality tile flooring, a beautifully exposed feature brick wall, and one window to the rear of the property floods the area with natural light. There is one large radiator, one centre light piece and one telephone point. There is an extensive under stair storage area accommodating shelving, the gas boiler and a washing machine.



| LIVING ROOM

3.2m x 3.75m (10'4" x 12'3")

A door from the hallway allows access to a superb main living room. The living room has attractive décor with high quality laminate timber flooring, decorative picture rail, impressive cast iron open fireplace, and a sash window to the front of the property with original timber shutters and beautiful framework surrounding. There is one feature centre light piece, one large radiator, four power points and an open arch from the room allows access to the modern kitchen/dining area.



| KITCHEN/DINING

2.95m x 3.2m (9'6" x 10'4")

This superb room features high quality tile flooring and an impressive modern fitted kitchen with extensive units at eye and floor level in an L-shape. The room has a mix of recessed spotlighting and a feature centre light piece. There is attractive subway tiling surrounding the worktop counter and the kitchen includes an integrated oven/hob/extractor fan, space for a fridge freezer and a stainless steel sink and drainer unit. Additional features include a large radiator, nine power points and a timber door with glass panelling allowing access to a rear lobby area.



| REAR LOBBY/UTILITY AREA

1m x 1.7m (3'2" x 5'5")

This area has high quality vinyl flooring, one centre light piece, two power points and the space could accommodate a dryer. A door allows access to the enclosed rear yard.



| SHOWER ROOM

1.85m x 1.7m (6'0" x 5'5")

Located off the rear lobby, a newly refurbished shower room features attractive décor with high quality flooring, PVC panel walls surrounding the shower area, and superb subway tiling surrounding the wash hand basin. The area has integrated storage space, one centre light piece, one wall-mounted light piece, one wall-mounted heater, one extractor fan, one radiator and one window to the side of the property.



| STAIRS AND LANDING

The stairs to the first floor landing are hand-painted. The landing area features high quality laminate timber flooring, a staircase allowing access to a floored attic space, a feature centre light piece and extensive built-in storage units.



| BEDROOM 1

3.2m x 2.45m (10'4" x 8'0")

A spacious double bedroom has one window to the rear of the property including a roller blind. The room has high quality décor with attractive laminate timber flooring, one centre light piece, one radiator, and four power points.



| **BEDROOM 2**

2.95m x 3.1m (9'6" x 10'1")

A spacious double bedroom has one window to the front of the property, including a roller blind. The room has high quality décor with attractive timber flooring, one centre light piece, one large radiator, six power points and one television point.



| **BEDROOM 3**

2.2m x 2.3m (7'2" x 7'5")

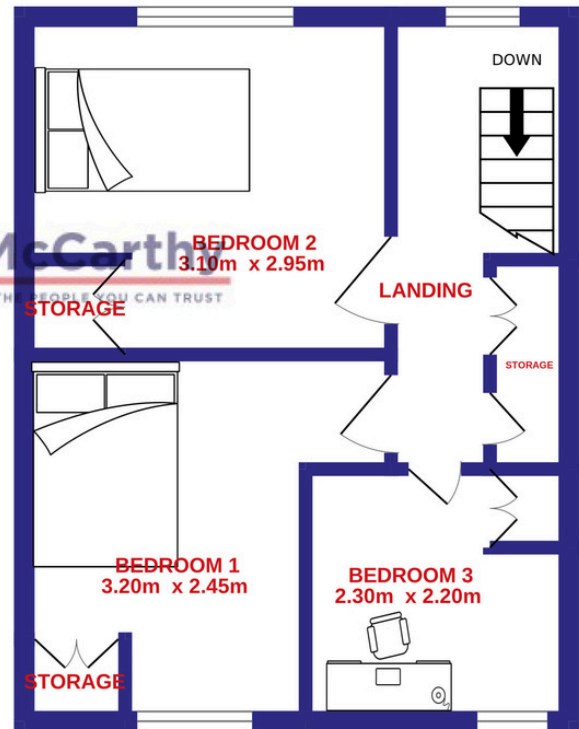
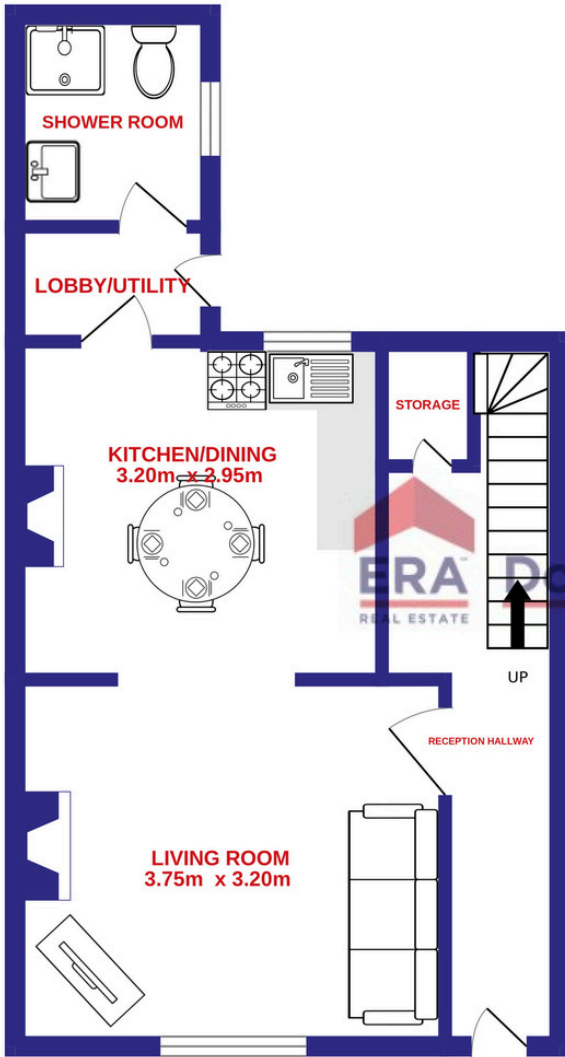
A generous sized single bedroom has one window to the front of the property, including a roller blind. The room has one centre light piece, laminate timber flooring, one radiator, two power points, one telephone point, and one television point.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

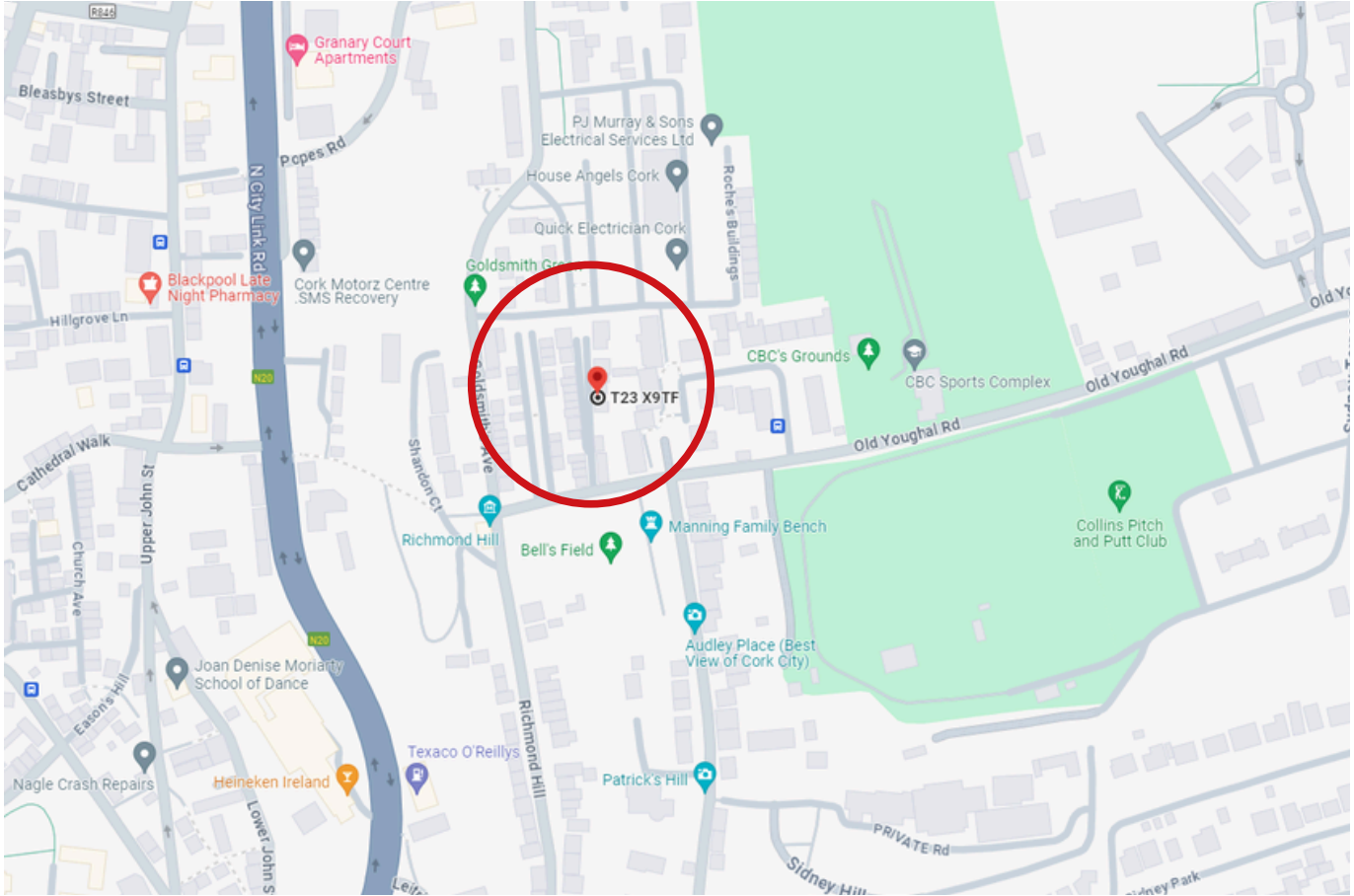


The front of the property has a beautiful period correct maintenance-free brick façade, complemented by a superb aubergine composite front door and sage green sash style windows.

The rear of the property features a fully enclosed, low-maintenance yard finished with artificial grass, providing an attractive outdoor space for entertaining. The area is surrounded by a mature stone wall to the rear and a substantial block-built wall along the right-hand side, ensuring excellent privacy and security.

| DIRECTIONS

Please see Eircode T23 X9TF for directions.



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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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