



14 Rochestown Rise

Rochestown Road, Cork

Lisney | Sotheby's
INTERNATIONAL REALTY



14 Rochestown Rise, Rochestown Road, Cork

Features

- Excellent location
- Spacious living & bedroom accommodation
- Fitted wardrobes in 3 bedrooms
- Site extending to approx. 0.2 acres



Lisney Sotheby's International Realty are delighted to present 14 Rochestown Rise to the market as a most impressive five bedroomed detached family home extending to approximately 226 sqm (2,432 sqft) with the benefit of two spacious living accommodation located on the ground floor level. Set off the Rochestown Road in the established park of Rochestown Rise, this beautiful home has been well maintained by its present owner and is in excellent condition throughout. Constructed in 1977, this home is superbly located within easy access to the South Link Road and within walking distance of Douglas Village, with all amenities to include shopping, restaurants and schools nearby.

This impressive family home offers a wealth of both living and bedroom accommodation and is set in a highly sought-after residential neighbourhood in Cork. This home has been well cared for by its current owner with the benefit of the garage been converted into a spacious living area. The property comprises a two storey five bedroom detached dwelling of traditional build with the benefit of double-glazed windows throughout and is heated by means of oil-fired central heating. The accommodation in brief extends to a welcoming entrance hall, living room, kitchen, dining area, sitting room, utility, cloak room and downstairs bathroom all on ground floor level. The first floor offers five good sized bedrooms with the master offering an en-suite and a walk-in wardrobe or home office, finished with a family bathroom.

The property is set on a regular shaped site extending to approx. 0.2 acres with the rear garden benefiting from a directly south facing enclosed lawned garden and a detached shed providing extra storage space. There is off street parking to front and a small green garden, The property is within easy access to the N28 and N40 South Ring Road connecting you to Mahon Point Shopping Centre and Wilton Shopping Centre. There are a range of local amenities and both primary and secondary schools nearby. There is also a regular bus service located on the Rochestown Road which connects you in and out of Cork City centre. Cork International Airport is approximately a 10-minute drive from this property.

Viewing is highly recommended to fully appreciate all this fantastic home has to offer.



Accommodation

Entrance Hall: 1.94m x 4.27m Spacious and bright and decorated in soft neutral tones, this entrance hall offers plenty of natural light and finished in oak flooring.

Living Room: 5.45m x 5.21m Previously used as the garage, this room was converted into a large living area by its current owner and overlooks the front garden finished with recessed lights and carpet flooring.

Kitchen: 3.77m x 3.96m Located off the dining room, the kitchen boasts floor and eye level units to include: hob, extractor, double oven, dishwasher, fridge/freezer, single sink unit and finished with cabinet and storage presses. Tiled flooring and overlooking rear garden. Access to utility room off the kitchen.

Dining Room: 4.19m x 3.86m This peaceful dining area is located off the entrance hall, finished with oak flooring, flight fitting and views overlooking side garden.

Sitting Room: 5.41m x 6.82m This large and spacious sitting room, located off the dining area offers extreme comfort and neutral tones throughout. There is an open fireplace and built in presses offering plenty of storage space. Finished in carpet flooring.

Utility: 2.16m x 2.32m A fine sized utility area located off the kitchen, this room finished with tiled flooring has a door which allows you to access the rear garden. Appliances include washing machine/dryer and freezer.

Bathroom: 1.52m x 2.13m A two-piece suite to include w.c. and wash hand basis, tiled flooring.

Playroom: 3.62m x 2.63m This playroom is finished with oak flooring and could be easily used as a home office or teenage den.

Cloakroom: 1.00m x 2.12m Located off the entrance hall, this room is ideal for storage, finished with oak flooring.

Stairs & Landing: 3.06m x 7.16m Spacious and bright finished in carpet.

Master Bedroom: 4.39m x 3.65m An exceptionally large bedroom located off the landing, this bedroom has the benefit of floor to ceiling height built in wardrobes, finished with carpet flooring and light fitting.

Dressing/Study Room: 5.42m x 2.96m Accessed directly off the master bedroom this dressing room is spacious and bright with a large Velux window, can be converted into a home office/study area.

Ensuite: 2.66m x 1.71m A beautiful tiled en-suite with three-piece suite to include shower, w.c. and wash hand basin, heated towel rail, recessed lights and frosted window.

Bedroom 2: 3.42m x 3.46m Front facing spacious bedroom with light fitting and finished in carpet flooring.

Bedroom 3: 2.73m x 3.28m Another double bedroom with light fitting and carpet flooring.

Bedroom 4: 2.69m x 2.52m A fine sized bedroom with built in wardrobes overlooking the rear garden and finished with carpet and light fitting.

Bedroom 5: 2.64m x 2.14m Overlooking the back garden, this double bedroom has built in cupboards for extra storage space and is finished with carpet and light fitting.

Family Bathroom: 2.71m x 2.18m Three piece bathroom suite to include a corner electric shower, w.c. and wash hand basin. Fully tiled.

Outside: The property is set on a regular shaped site extending to approx. 0.2 acres with the rear garden benefiting from a directly south facing enclosed lawned garden and a detached shed providing extra storage space. There is off street parking to front and a small green garden. The garage was previously converted into a living area by the current owners. There is access from both sides of the house to the rear garden which will prove attractive to many would be purchasers.

BER Information

BER: E1. BER No: 115049629

EPI: 316.25 kWh/m²/yr.

Eircode

T12 H6CY



OFFICES

55 South Mall,
Cork, T12 RR44
T: (021) 427 8500
E: cork@lisneysir.com

103 Upper Leeson Street,
Dublin 4, D04 TN84.
T: 01 662 4511

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
T: 01 296 3662

171 Howth Road,
Dublin 3, D03 EF66.
T: 01 853 6016

29 Dunville Avenue,
Ranelagh,
Dublin 6, D06 K283.
T: 01 662 4511



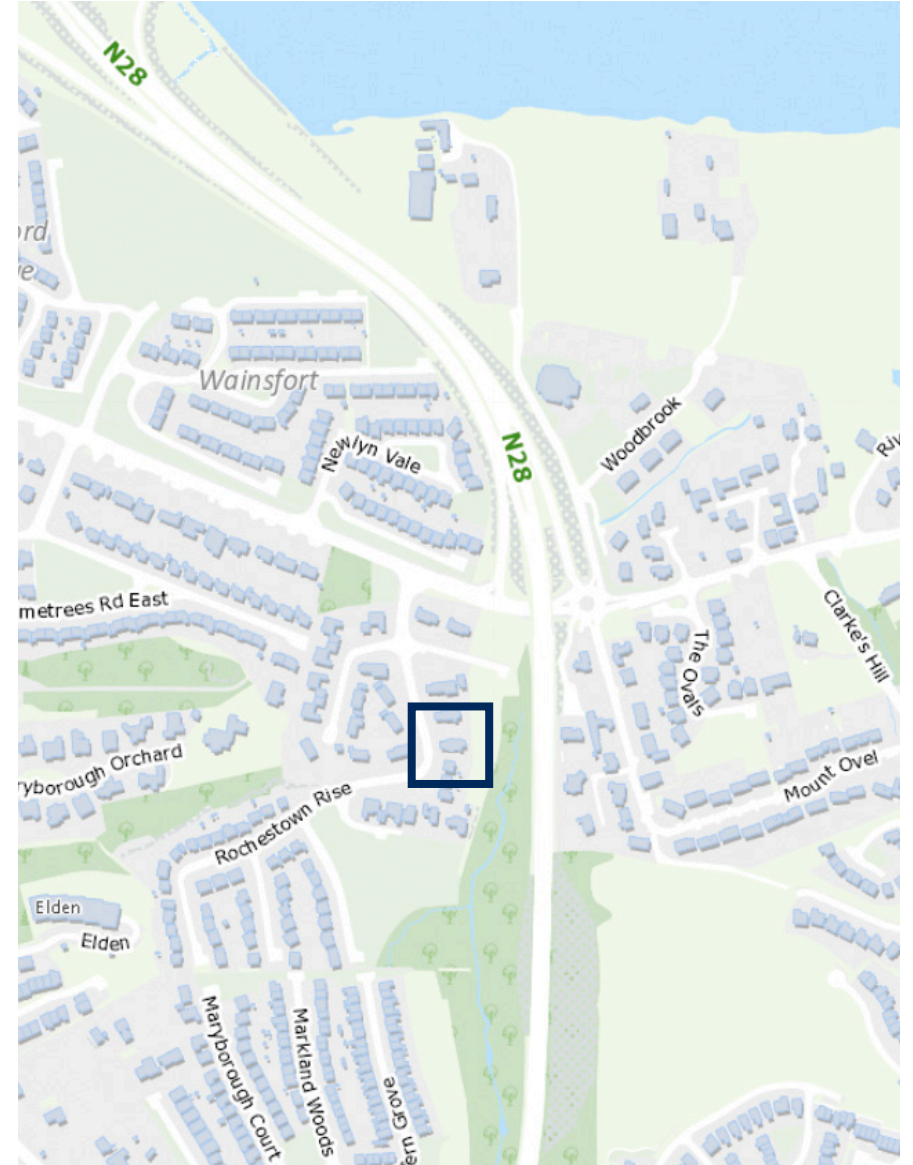
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

First Floor



Ground floor



Ordnance Survey Ireland Licence No. AU 000219.
Copyright Ordnance Survey Ireland/Government of Ireland.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.

