



**ATTRACTIVE 3 BED SEMI DETACHED PROPERTY**

10 RATHMORE LAWN, DOUGLAS, CORK

**BER E1**

**savills**

## 10 Rathmore Lawn

**For Sale by Private Treaty**  
**CKK170444**

- Attractive 3 bed semi detached property
- Approx. 92 sq m / 1000 sq ft
- On Approx. 0.2 ac / 0.08 ha large corner site
- Good decorative order
- Double glazed PVC windows
- GFCH / Mains services

### DESCRIPTION

Savills is delighted to introduce 10 Rathmore Lawn, a superb 3 bed semi-detached property on 0.2 acre corner site which offers potential for extension.

Upon arrival you are met by a spacious graveled parking area large enough to accommodate up to four cars, a triangular front lawn and wide side access which wraps around into a lovely rear lawn space that is south east facing and bounded by an original stone built wall. Stepping inside the main hallway reveals two spacious and private reception rooms and a preparation kitchen which grants access into the rear garden where you will find a standalone concrete built shed that is plumbed and used as a utility area. Making your way upstairs brings you to three bedrooms, 2 doubles, a single and the main bathroom. Each space on this level is bright and private.

The location is highly convenient to shops, bars, restaurants, Churches, the link road network, Douglas village and Cork City itself.

No. 10 Rathmore Lawn is an ideal family home in a great location situated on a large site that offers extension potential now or in the future subject to planning permission.

Don't delay, arrange your viewing today.

### ACCOMMODATION

#### Ground Floor

##### Entrance Hallway

Inviting reception space with solid Beech wood floor, picture rail and understairs storage cupboards.

##### Lounge

Well-proportioned and private room with a solid fuel fireplace, picture rail, sanded and varnished wood floor.

##### Dining Room

Private room located to the rear of the property with solid fuel fireplace, picture rail, sanded and varnished.

##### Kitchen

Preparation kitchen space with eye and floor level units, Terrazzo tiled floor and access to rear garden.

#### First Floor

##### Bedroom 1

Bright double room located to the front of the property, original fireplace, sanded and varnished wood floor.

##### Bedroom 2

Double room overlooking the rear garden with original tiled fireplace, sanded and varnished wood floor.

##### Bedroom 3

Single room overlooking the front garden with sanded and varnished wood floor.

##### Bathroom

WC. Whb. Bath with electric shower overhead. Tiled splashback.

### DIRECTIONS

From Cork city, make your way out the South Douglas road (R851) making your way towards Douglas passing the Dosco business park on your left-hand side. Continue straight making your way through two sets a traffic lights followed by your next left turn into Rathmore Lawn. No. 10 is along on your right-hand side in a small cul de sac. See sign. Eircode: T12 E8HN

### BER DETAILS

BER No: E1

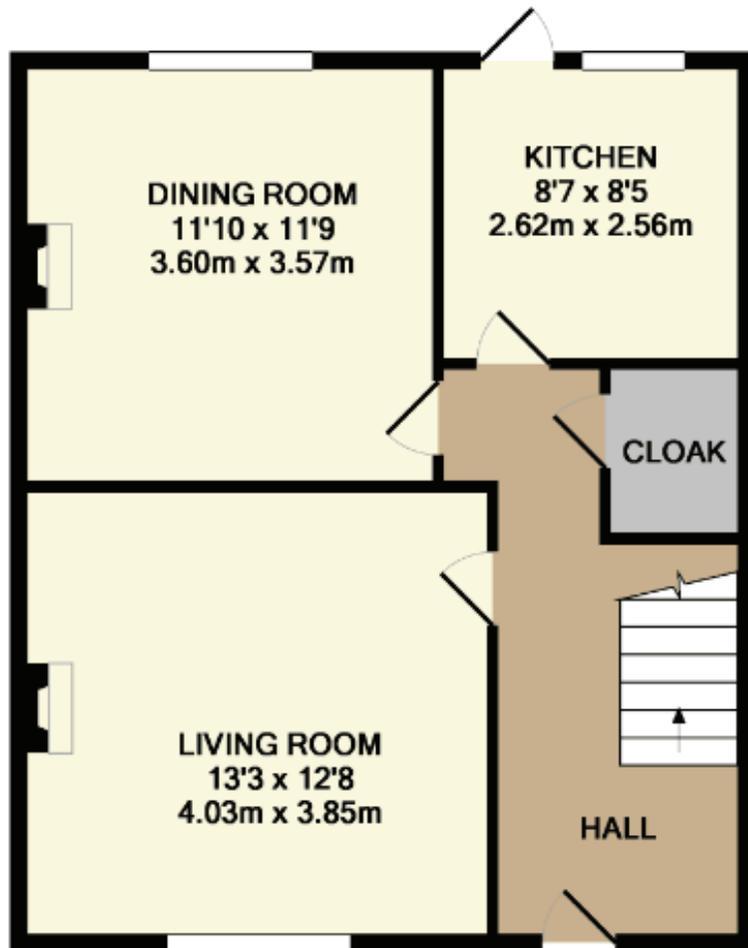
BER Number: 111589065

Energy Performance Indicator: 327.76 kWh/m<sup>2</sup>/yr

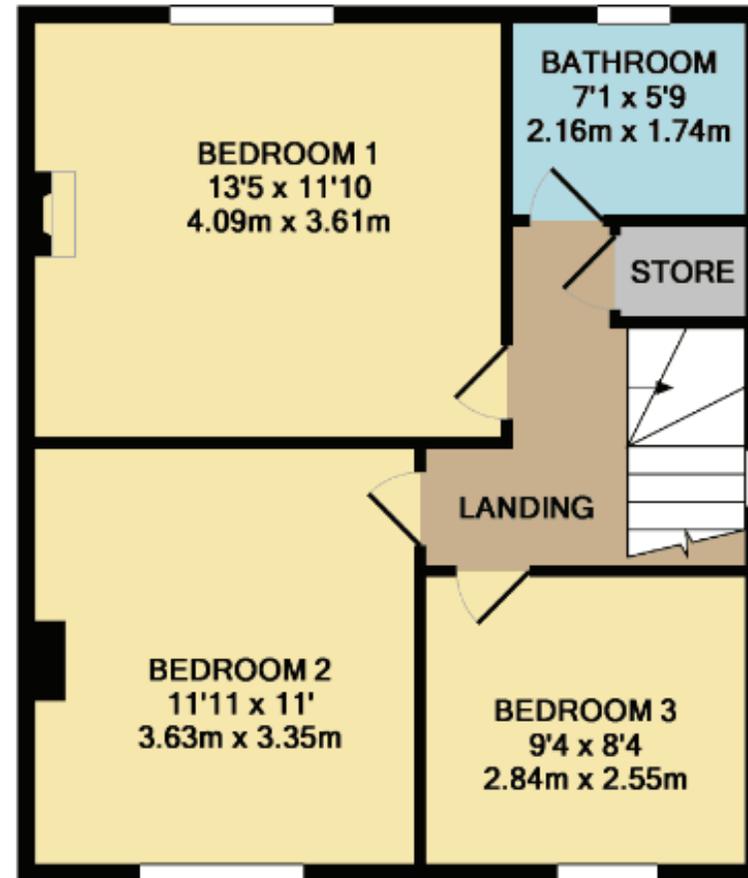
### VIEWING

By appointment with Savills Cork  
(021) 427 1371 or email: [cork@savills.ie](mailto:cork@savills.ie)

For identification purposes only, not to scale



GROUND FLOOR



1ST FLOOR



**Savills Cork**

11 South Mall,  
Cork

cork@savills.ie

+353 (0)21 427 1371

**Important Notice:** Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

