



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Mature, well maintained, four bedroomed, end of terrace residence. 169 Lower Glanmire Road is located within a 10 minute walk from Cork City center and would be an ideal investment or private residence.

169 Lower Glanmire Road, Cork

Advised Market Value (AMV): €250,000

For Sale
by Private Treaty



Ground Floor:

Reception Hall:

Hard wood door.

Sitting Room: 5.5 X 4.3 m (maximum measurement)

Marble fireplace with matching hearth and an ornate marble surround. Cornicing to ceiling. Recess lighting.

Family/Dining Room: 5.5 x 3.5 m

Recess lighting. Arch to:

Kitchen: 4 x 2.65 m

Fitted eye and floor level presses incorporating "Whirlpool" four plate hob and oven. Single drainer sink unit incorporating mixer taps. Partly tiled wall. Extractor fan. Sliding patio door to patio.

W.C. and washand basin:

Plumbed for washing machine.



First Floor:

Bedroom 1: 5.5 x 3 m

Bedroom 2: 5.5 2.7 m

Wall to wall built in wardrobe incorporating overhead storage.

Shower Room:

White three piece suite incorporating "Mira" electric shower. Partly tiled wall. Tiled floor.



Second Floor:

Bedroom 3: 5 x 2.6 m

Two velux windows.

Bedroom 4: 2.8 x 2 m

Velux windows.

Shower Room:

White three piece suite incorporating a "Mira" electric shower. Florescent lighting. Mirrored splashback. Velux window.



Features:

Outside: Yard to rear.

Windows: PVC Double glazed windows.

Heating: Electric storage heating.

BER Details:

BER: E2

BER No: 111505715

Energy Performance Indicator: 360.65 kWh/m²/yr

INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS

CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK

CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith and are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail