



CHARTERED SURVEYORS
AUCTIONEERS
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ESTATE AGENTS

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Charming three/four bedroomed, three storey terraced townhouse situated in a private gated development. "Rochelle" was constructed c.2006 and is a 10-minute walk from Cork City centre. Enjoying a west facing garden and patio area this house is an ideal investment or family home.

6, Rochelle House, Old Blackrock Road, Cork.

Advised Market Value (AMV) €330,000

For Sale
by Private Treaty



Reception Hall

Glass panelled hardwood door, tiled floor

Sitting Room/Bedroom 4 **3.3 x 2.7**

Breakfast Area **4.4 x 1.9**

PVC glass panelled doors to west facing rear garden/patio area. Spotlights to ceiling.

Kitchenette **2.65 x 2.0**

Light oak fitted eye and floor level presses incorporating a "Whirlpool" four plate hob and oven, an integrated dishwasher and a granite worktop. Single drainer sink unit incorporating mixer taps, plumbed for washing machine, partly tiled wall, tiled floor.

Downstairs WC

Wash hand basin, tiled floor

First Floor

Lounge **4.7 x 2.7**

Fitted electric fire bay window

Bedroom 1 **4.7 x 2.7**

Single and a double built in wardrobe incorporating a mirrored dressing table.

En-suite

White three-piece suite incorporating an electric shower, walls tiled floor to ceiling. Tiled floor, splash back, fluorescent light.





Second Floor

Bedroom 2 **4.7 x 2.7**

Double and a single built in wardrobe incorporating shelving.

Bedroom 3 **4.7 x 2.7**

Shower Room

White three-piece suite incorporating an electric shower, walls tiled floor to ceiling, tiled floor, heated towel rail, mirrored splash back.

Outside:

- Gardens Front and Back
- Windows: PVC Double Glazed throughout
- Heating: Gas fired central heating
- Dedicated car space.



BER Details:

BER:

BER No:

Energy Performance Indicator:

????? 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