



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

43 Grand Parade, Cork.
tel: 021 427 1127
info@caseyandkingston.ie
www.caseyandkingston.ie



Modern three bedroomed end of terrace house situated in a quiet cul de sac. Copper hill is an exclusive development immediately adjacent to Ballintemple Village. It is also close to Douglas village and all major Bus routes. Schools, churches, shops, pubs and restaurants are all within walking distance.

55 Copperhill, Ballintemple, Cork

Advised Market Value (AMV) €310,000

For Sale
by Private Treaty





GROUND FLOOR

Reception Hall

Stained glass panelled hardwood door, under-stairs storage.

Sitting Room 4.35 x 3.5

Marble fireplace with matching hearth and mantle. Glass paneled double door.

Family Room 3.75 x 2.75

Sliding patio door to rear garden

Kitchen / Breakfast Room 5.75 x 2.5

Fitted eye and floor level presses, single drain-er sink unit incorporating mixer taps, plumbed for washing machine, partly tiled wall, tiled floor, glass panelled door to rear garden, spotlights to ceiling.

Downstairs WC wash hand basin



1st FLOOR

Bedroom 1 3.4 x 3.2

Double and a single built in wardrobe

En suite:

White three piece suite incorporating a "Mira" electric shower, walls tiled floor to ceiling, tiled floor.

Bedroom 2 3.6 x 2.9

Double and a single built in wardrobe

Bedroom 3 2.65 x 2.45

Bathroom

White three piece suite incorporating a shower attachment. Walls tiled floor to ceiling, tiled floor, mirrored splashback, fluorescent light.





Heating

Gas Fired Central Heating

Garden

Front and rear

Windows

PVC Double glazed throughout

Total Floor Area:



BER Details:

BER: C3

BER No: 111472056

Energy Performance Indicator:

201.4 kWh/m²/yr



**INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS
CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK**

CONDITIONS TO BE NOTED

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.

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.

All descriptions, dimensions, references to condition and other details are given in good faith 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.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail