



CHARTERED SURVEYORS  
AUCTIONEERS  
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ESTATE AGENTS

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# For Sale

by Private Treaty

1, Upper Beaumont Drive,  
Blackrock, Cork.

AMV: €755,000



# ACCOMMODATION

## 5 BED DETACHED HOME

**TOTAL FLOOR AREA:** 2,400 sq ft (223 sq m)

### GROUND FLOOR

**ENTRANCE HALL:** 7.6 X 1.53m (max)

**SITTING ROOM:** 5.03 X 4.50m

**GUEST WC:** 2.50 X 1.55m

**STUDY/PLAYROOM:** 2.50 X 2.50m

**UNDERSTAIRS STORAGE**

**KITCHEN/LIVING/DINING ROOM:** 6.86 X 5.87m (max)

**Utility Room:** 2.19 X 2.16m

### FIRST FLOOR

**MASTER BEDROOM:** 4.50 X 2.95m

**WALK-IN WARDROBE:** 2.20 X 1.50m

**ENSUITE:** 2.73 X 1.50m

**BEDROOM 2:** 3.52 X 3.20m

**ENSUITE:** 2.10 X 1.98m

**BEDROOM 3:** 4.60 X 2.80m

**BEDROOM 4:** 3.40 X 3.08m

**AIRING CUPBOARD**

**FAMILY BATHROOM:** 2.80 X 2.36m

### SECOND FLOOR

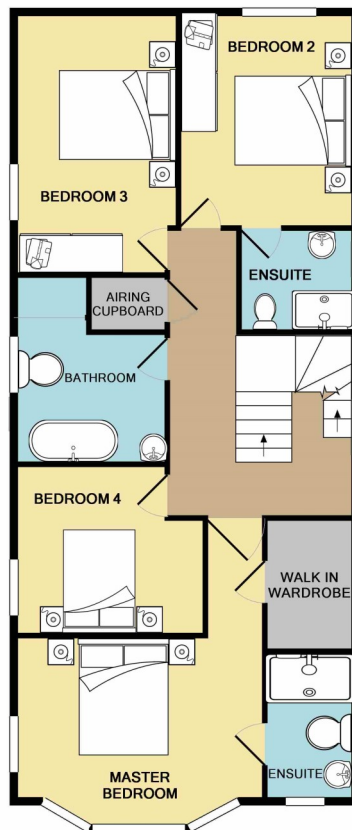
**BEDROOM 5/STUDIO:** 5.41 X 3.19m

**BATHROOM:** 2.39 X 2.07m

**STORAGE ROOM**



GROUND FLOOR



1ST FLOOR



2ND FLOOR

## INTERNAL IMAGES

Casey and Kingston are delighted to present 1 Upper Beaumont Drive to the market. This is a unique detached home with a large open-plan kitchen-living space and five bedrooms over three floors.

This substantial (2,400 sq ft) five-bedroom, A-rated family home is traditional yet utterly contemporary and has been built to an exemplary standard of finish. The light filled space offers a blank canvas to a purchaser wanting to create a truly individual home.

### **The Location:**

Located in the exclusive Blackrock neighbourhood of Cork, 1 Upper Beaumont Drive benefits from a second-to-none location in the heart of suburban Cork. An abundance of schools, leisure facilities and retail centres are all close by, accessed by an excellent bus service. This is a rare opportunity to purchase something new and unique in this highly



Sitting Room



Stairwell



Fitted Kitchen with Island



Master bed Room



2nd Floor Bedroom/Studio



## EXTERNAL IMAGES



**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 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