



CHARTERED SURVEYORS
AUCTIONEERS
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Delightful 3 bed roomed, terraced home in a wonderfully central, mature location on the Ballinlough Road, Cork. This property is within walking distance of all amenities including the local primary school which is literally across the road and the local secondary school which is just a short walk away. The property is on the 215 bus route to the City Centre/Mahon Point Shopping Centre. Douglas village, with its shops restaurants and pubs, is also within easy reach.

The property requires some modernization but, with a little TLC, has the potential to become a cosy family home.

7, Knockrea Gardens, Ballinlough Road, Cork. T12 N5KO

Advised Market Value (AMV) €255,000

For Sale

by Private Treaty



Entrance Hall: **4.2 X 1.8m**
Entrance through a PVC glazed door including a double glazed porch. 2 under-stair storage areas.

Living Room: **4.0 X 3.7m**
Open fire with tiled cast iron inset fire place and mahogany mantle piece. Double glazed bay window. Picture rail.

Dining Room **3.6 X 2.5m**
Spacious room with double glazed sliding patio doors to the rear garden.

Kitchen **2.6 X 2.5m**
Tiled floor and splashback. Floor and eye level kitchen units. Inset electric cooker. Plumbed for washing machine.

Wet Room **3.0 X 2.1m**
Spacious wet room including WC, wash hand basin and Mira Advance Electric shower. Non-slip tiled floor and fully tiled walls. Back door to rear garden.



1st FLOOR



Bedroom 1 **3.7 X 3.3m**
Open fire place with cast iron surround. Built in wardrobes.

Bedroom 2 **3.2 X 2.4m**
Open fire place with cast iron surround. Built in wardrobes.

Bedroom 3 **2.8 X 2.2m (max)**
Built in wardrobe.

Bathroom **2.0 X 2.0 m (max)**
Coloured bathroom suite—WC wash hand basin and bath with Triton electric shower. Tiled floor and walls tiled floor to ceiling.

Airing Cupboard:
Spacious airing cupboard with dual immersion heater.





Outside

Walled front garden with pathway to house and graveled area. Private enclosed rear garden with large deck area to catch the evening sun. The remainder of the garden has a gravel finish and also includes a patio at the back door.

Total Floor Area: TBA

Features:

- Wonderfully central location
- Within walking distance of all amenities
- Double glazed windows throughout most of the property
- Gas fired central heating (Gloworm flexicon boiler)
- Many original features including open fire-places in the bedrooms
- Leasehold Title: 198 years from March 1969—rent €€5 per annum.



BER Details:

BER: E1

BER No: 111442836

Energy Performance Indicator:
323.7 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.