



CHARTERED SURVEYORS
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Casey and Kingston are delighted to present this immaculate A3 Rated, 4 bed (3 bath) semi-detached family home in the exclusive development of Crawford Gate. The property is minutes' walk from all the amenities, services and opportunities of Blackrock and Mahon Point and is bordered by the delightful Blackrock Greenway.

Built in 2019, this home comes on the market in pristine condition and includes a number of extra features including a Steeltech Shed in the rear garden and an attic which has been carpeted and fitted with electric heaters. The property overlooks a green area and is located in a really quiet child friendly development. Viewing is a must to really appreciate this lovely family home!

17, Sharman Avenue, Crawford Gate Blackrock, Cork T12 AVR8
Advised Market Value (AMV) €450,000

For Sale
by Private Treaty



Entrance Hall:**6.45 X 1.4m**

Grey uPVC door with 3 point locking system. Laminate flooring. Wired for alarm.

Living Room:**4.95 X 3.46m**

Spacious living room with views over the green. Grey herringbone laminate floor. Modern decorative light fitting. Wired for high speed broadband.

Guest WC**1.5 X 1.5m**

Fully tiled walls and floor with WC and wash hand basin with vanity unit.

Plant Room

Separate plant room with cold water fill tank and hot water cylinder.

**BER Details:**

BER: A3

BER No: 112661343

Energy Performance Indicator:

54.73m²/yr

**Kitchen/Dining Room****5.16 X 4.99m**

Wonderful, modern kitchen with floor and eye level cupboards and island unit. Indesit Ceramic hob with extractor fan, Indesit integrated dishwasher, fridge freezer. Eye level Indesit oven with integrated microwave. Island Unit with breakfast bar, sink and drainer and electric sockets. Modern overhead light feature. Laminate timber flooring.

Double patio doors to west facing enclosed rear garden.

Utility Room**1.50 X 1.2m**

Plumbed for washing machine and dryer with counter top. Indesit Washing machine and dryer.



Master Bedroom**3.67 X 2.79m**

Bright double bedroom with views over the green area. Built in wardrobes, laminate flooring.

Ensuite**1.74 X 1.55m**

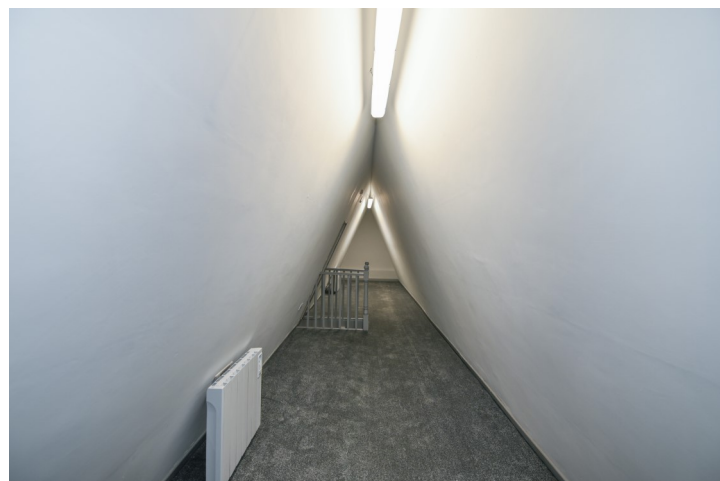
Spacious ensuite with integrated pressurized shower, WC and wash hand basin. Fully tiled walls and floor

Bedroom 2**2.1 X 3.19m**

Single bedroom with build in wardrobe overlooking the green area. Laminate timber flooring.

Bedroom 3**4.55 X 2.70m**

Spacious west facing double bedroom with build in wardrobes. Laminate timber flooring.

**Bedroom 4****3.36 X 2.10m**

West facing single bedroom with built in wardrobes and laminate timber flooring.

Bathroom**2.6 X 1.70m**

Fully tiled floor to ceiling bathroom. Bath with overhead integrated pressure shower and shower screen. WC and wash-hand basin with storage unit.

Shelved storage Cupboard

Attic:

The attic has been fully carpeted and includes electric light and heating.



Features:

- Central location, within minutes walk of all amenities in Blackrock including Mahon Point Shopping Centre
- Attic floored and slabbed with electric heating
- Immaculate condition throughout
- A3 Rated property with Air to water heat pump, under floor heating on the ground floor and radiators on the 1st floor
- uPVC Double glazed windows throughout
- Wired for high speed broadband with telephone and datapoints in living area, kitchen and master bedroom.
- Smoke and carbon monoxide detectors fitted
- West facing rear garden with patio area and shed
- All curtains, blinds, light fittings and white goods are included with the sale.
- 10 year Global Home Warranties structural Guarantee with approximately 7 years remaining.

Outside:

Front Garden: The front garden has parking for 2 cars and is finished with brick paving.

Rear Garden:

West facing rear garden which is laid out in lawns. Fully private and finished with a mix of concrete block walls and post and panel fencing. There is a hard wood side entrance gate. There is a 2 X 4m Steeltech shed at the rear of the garden on a concrete base, ideal for storage or use as an office. The rear garden is not overlooked and includes a patio area, filled planters and an outside tap.

Total Floor Area: 1,285sq ft (119.4 sq m)

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