



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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Beautifully designed, extended 4 bedroomed semi-detached family home situated in a quiet, family friendly cul de sac, just off the Douglas Road. The property was lovingly renovated in 2003 and has been finished to the highest standard. The property includes sunny rear and side gardens complete with outdoor Pizza oven! Located in one of Cork's most sought after locations "Villa Nova" is within walking distance of Douglas Village, including local schools, shops, pubs and restaurants. It also enjoys access to 5 high frequency bus routes and is minutes' from the South Link Road network. This home must be viewed to be properly appreciated.

"Villa Nova", 10 Ballincurrig Park, Douglas Road, Cork. T12 HT9K

Advised Market Value (AMV): €492,000

**For Sale**  
by Private Treaty



**Reception Hall:** **4.7 x 2.2**  
 Superb reception hall with high ceilings creating a bright and airy atmosphere. Tiled floor. Recess lighting. Contemporary open plan stairs to first floor.

**Sitting Room:** **4.8 X 3.87**  
 Beautifully decorated space with cast iron fireplace. Marble hearth and attractive marble surround. Cherry wood floor. Cornicing to ceiling. Picture rail. Bay window over looking front garden. Arch to:

**Dining Room:** **3.8 x 3.5**  
 Lovely bright room including cast iron fireplace with a marble hearth and marble surround, cherry wood floor. Cornicing to ceiling. Picture rail.

**Kitchen/Breakfast /Living Room** **7.2 x 4.5**  
 Bright contemporary fitted kitchen with high gloss finish and modern red counter tops. Electric 4 hob and gas wok burner unit and large extractor fan. Double oven, single drainer sink unit incorporating mixer taps. Large breakfast counter. Plumbed for dishwasher. Porcelain tiled floor. Sunny family space with bay window. Access to rear garden through PVC double doors

**Utility Room** **2.9 x 2.8**  
 Single drainer sink unit incorporating mixer taps. Loads of storage space. Plumbed for washing machine and dryer. Tiled Floor.

**Guest W.C.** WC and wash hand basin. Tiled Floor.



**FIRST FLOOR**

**Bedroom 1:** **4.6 x 3.7**  
 Spacious double room. Built in wardrobes.  
**En-suite:** 3 piece suite incorporating "Mira" electric shower. Tiled walls floor to ceiling. Tiled Floor.

**Bedroom 2** **3.6 x 3.5**  
 Mirrored sliding double door wardrobe. Cast iron fireplace. Shelving.

**Bedroom 3** **3.6 x 3.5**  
 L-shaped mirrored sliding double door wardrobe.

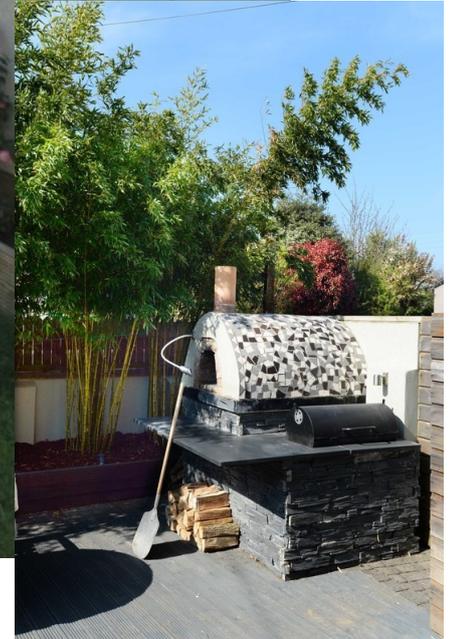
**Bedroom 4** **2.9 x 2.6**  
 Currently used as an office and includes extensive wall storage and sliding wardrobes. Could be easily converted back to a bed-room.

**Family Bathroom** **2.9 x 2.4**  
 White three piece suite incorporating large corner shower. Walls tiled floor to ceiling. Tiled floor. Heated towel rail.

**SECOND FLOOR**

**Family Suite** **4.6 x 3.5**  
 Bright space which has been beautifully decorated. Two velux windows.

**Shower room:**  
 White three piece suite incorporating an electric shower. Partly tiled wall. Tiled floor. Velux window. Walk in wardrobe with shelving.



### Outside

Garden to the front which is laid out in lawns. To the side of the property there is a private space which has an extensive decking area and has raised borders which has been planted. The rear garden is a delight with its overhead screen sails, dining area and outdoor Pizza Oven. The garden has been beautifully screened for complete privacy.

**Total Floor Area: 186.7 sq.m (2,010 sqft incl attic space)**

BER: C3

BER No: 107505885

Energy Performance Indicator:  
205.23 kWh/m<sup>2</sup>/yr

### Features:

- Contemporary, walk-in condition throughout, the current owners having extended the property and upgraded the internal finishes
- Very central location, just off the Douglas Road
- Within walking distance of 4 highly respected schools, 2 primary and 2 secondary
- 5 high frequency bus routes pass on the Douglas Road including a 24 service
- Safe, children friendly cul de sac
- Double glazed windows throughout
- Gas central heating
- Fully alarmed
- All curtains, blinds, light fittings and kitchen appliances are included with the sale.
- Sunny private rear and side gardens with external lighting and Barna Shed.

***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