



CHARTERED SURVEYORS
AUCTIONEERS
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Casey and Kingston are delighted to present 4, Summerstown Road a well presented, spacious 4 bed family home in the very popular suburb of Glasheen. The house is located just off the Glasheen Road, and is within walking distance of Cork University Hospital and Wilton Shopping Centre. UCC, CIT and Cork City Centre are a short commute away. The house comes with added bonus of a fully self contained studio apartment which could generate an extra income for the purchaser.

In such a wonderful location, this house would suit both home owners and investors alike.



Address 4, Summerstown Road, Glasheen, Cork T12 D4E6

Advised Market Value (AMV) €330,000

For Sale
by Private Treaty



GROUND FLOOR

Entrance Hall/Porch: 5.85 X 2.10m

Entrance porch leading to hallway. Tiled and timber flooring.

Reception Room 3.40 X 3.36m

Very spacious room to front of the house. Carpeted floor with small built in wardrobe.

Living/dining Room: 5.04 X 3.00m

Bright room with access to the rear garden. Built in shelving and carpeted floor. Opens into the kitchen area.



Kitchen Area: 3.93 X 2.81

Modern white kitchen with floor and eye level cupboards. Sink unit. Plumbed for washing machine and dryer. Ceramic hob and under counter cooker together with extractor fan. Tiled splash back.

Shower Room 2.71 X .79m

Shower unit with Triton electric shower. WC and wash hand basin. Partially tiled wall and tiled flooring.

Studio Apartment

6.41 X 4.01

Fully self contained bright studio apartment, with access from the main house and a separate access to the rear.

Kitchenette with breakfast bar, sink, cooker, fridge and washing machine.

Separate shower room with Mira Sport Electric shower, WC and wash hand basin.

Polished timber flooring with raised sleeping area which includes built in wardrobes.



FIRST FLOOR

Bedroom 1 **2.53 X 2.23m**
Single bedroom to the front of the property.
Carpeted. Built in wardrobe.



Bedroom 2 **3.07 X 2.69m**
Good sized double room. Carpet to floor.
Mirrored sliding built in wardrobes and cupboard.

Bedroom 3 **3.40 X 3.38m**
Spacious double room with carpeted floor.
Built in wardrobes.



Bedroom 4 **2.99 X 2.38m**
Single bedroom. Carpeted flooring with built in storage.

Bathroom **2.53 X 1.36m**
Shower unit with electric shower. WC and Wash-hand basin. Partly tiled walls and tiled floor.

BER Details:

BER F

BER No: 114470693

Energy Performance Indicator: 411.81 kWh/m/yr





Features:

- Spacious 4 bed family home with 1,530 sq ft of space
- Fully self contained studio apartment included.
- Excellent central location with all amenities close at hand
- Mature, residential location minutes from the CUH, UCC, CIT, the South Link and Cork City Centre
- Double glazed windows throughout
- Electric heating
- Large front garden with parking for 4/5 cars
- Private rear garden
- Would suit a family home or as an investment opportunity.

Outside

The front of the property is really private and has been fully tarmacadamed with parking for at least 4 cars. The property is bounded by immaculately trimmed hedging.

Access to the rear garden is via a side gate which in turn leads to a small courtyard. #there is access from this courtyard to the self contained apartment.

The rear garden is fully paved and very private.

Total Floor Area: 142.11 Sq M (1,530 sq ft)

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