



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
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Unique twin residence, comprising a modern three bedroomed semi-detached house with an adjoining two bedroomed self contained apartment with a separate entrance and it's own landscaped rear garden (Totaling approximately 1,650 sq. ft). Situated in a quite cul de sac, ideally suited as a family home with the benefit of a rental income from the adjacent unit. The properties are located a short distance from Douglas Village which enjoys a wealth of amenities, including two shopping centres, stylish pubs and restaurants. It is also immediately adjacent to ABC Childcare Crèche and Garry Duff Sports Centre is a short walk which facilities include Hockey, Badminton, Pitch & Putt, Tennis and Soccer. It also enjoys easy access to the South Link Road Network.

Address 97 & 97A, Fort Hill, Moneygourney, Douglas, Cork

Advised Market Value (AMV): €395,000

**For Sale**  
by Private Treaty

## 97 Fort Hill

### Ground Floor:

#### Reception Hall:

Glass panelled PVC door. Tiled floor. Under stairs storage.

#### Sitting Room: 4.5 x 3.7 m

Ornate cast iron fireplace with a marble hearth and cast iron mantle piece.

#### Bay window. 2.3 x .757

#### Kitchen/Breakfast Room: 5.9 x 3.7 m

Fitted cherry wood eye and floor level presses. Single drainer sink unit incorporating mixer taps. Plumbed for washing machine. Extractor fan. Partly tiled wall. Tiled floor. Six burner "stoves" range type cooker with four ovens. American fridge-freezer.

#### Utility Room: 1.8 x 1.6

Plumbed for washing machine. Tiled floor. Glass panelled door to rear garden.

#### Downstairs W.C.:

W.C. and wash hand basin. Tiled floor.



### First Floor:

#### Bedroom 1: 3.5 x 3.4

#### Ensuite:

White three piece suite incorporating a shower. Walls tiled floor to ceiling. Tiled floor.

#### Bedroom 2: 4 x 5.1

Double and single built in wardrobe.

#### Bedroom 3: 2.85 x 2.4

#### Bathroom: 2.1 x 2.1

White three piece suite incorporating a shower attachment (Jacuzzi bath).

#### Airing Press:

Shelved with dual immersion.



### Outside

**Parking:** To the front.

**Garden:** To the rear.

**Heating:** Gas fired central heating.

**Windows:** PVC double glazed windows throughout.

### BER Details:

BER:

BER No:

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



## 97A Fort Hill

### Ground Floor:

#### **Reception Hall:**

PVC glass panelled door. Tiled floor. Plumbed for washing machine.

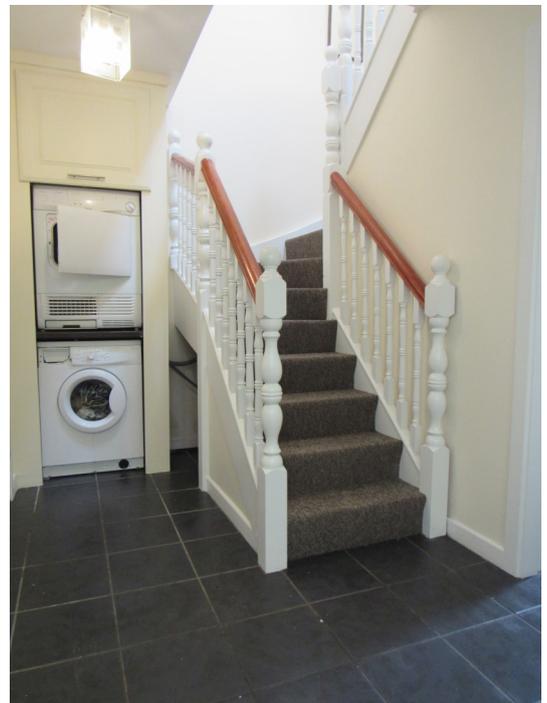
#### **Kitchen/Living Area: 4.1 x 3.2**

Extensive fitted eye and floor level presses incorporating a "Bosch" 4 plate hob and oven. Extractor fan. Single drainer sink unit incorporating mixer taps. Plumbed for dishwasher. Recess lighting. PVC glass panelled door to rear garden.

#### **Bedroom 1: 3.35 x 3.25**

#### **Ensuite:**

White three piece suite incorporating "Mira" electric shower. Partly tiled wall. Tiled floor. Mirrored splash back.



### First Floor:

#### **Bedroom 2: 3.45 x 3.25**

Single wardrobe.

#### **Shower room:**

White three piece suit incorporating a shower attachment. Partly tiled wall. Velux window.

#### **Attic Conversion: 3.2 x 1.75 (Average measurement)** Double door built in wardrobe.



### Outside

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**Heating:** Gas fired central heating.

**Windows:** PVC double glazed windows throughout.



### **BER Details:**

BER:

BER No:

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

**INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS**

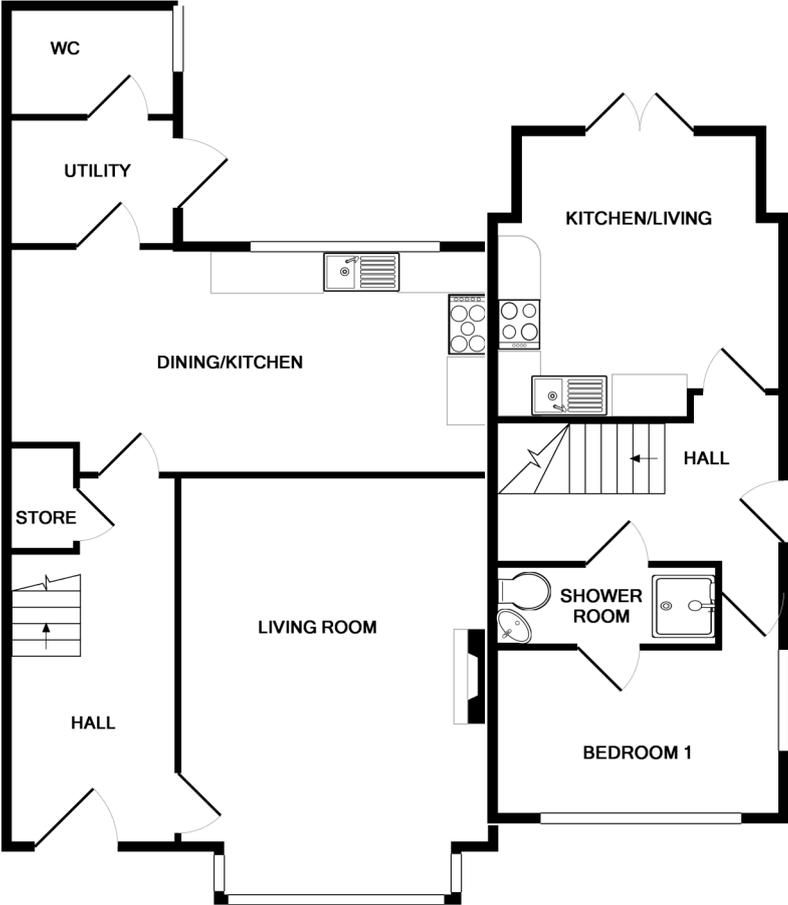
**CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK**

### CONDITIONS TO BE NOTED

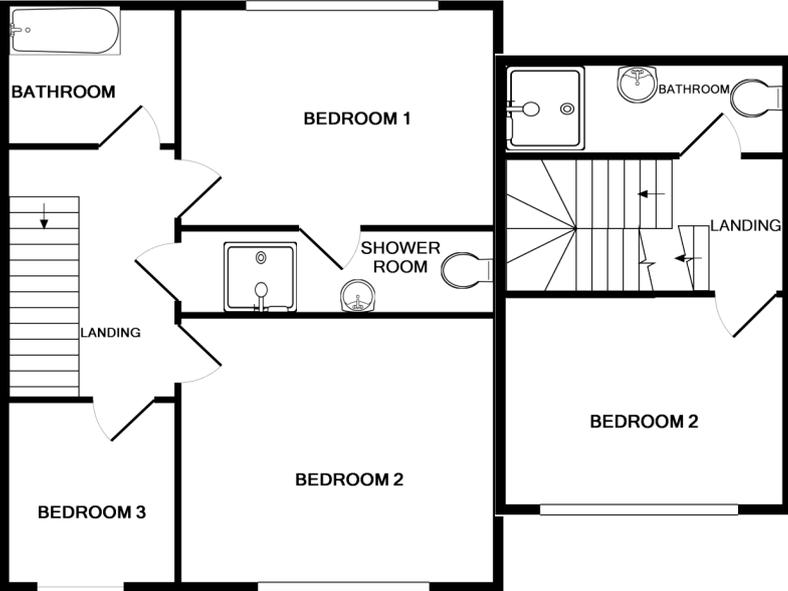
1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised 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

# Floor Plans

Ground Floor



1st Floor



Attic

