



CHARTERED SURVEYORS
AUCTIONEERS
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We are delighted to introduce Swanleigh, a mature 3 bedroomed property in good condition throughout. The property has been well maintained over the years by its current owners, however there is also scope for new owners to remodel and redecorate the property to their individual taste.

There is a large rear garden which is currently laid out as a lawn. To the side of the property there is a garage which also offers the potential to extend the property subject to planning permission. No 6 is within walking distance of 4 local schools and bus routes, with Douglas Village a few minutes drive.

Address: 6, Browningstown Park East, Douglas, Cork. T12 D8N0
Advised Market Value (AMV) €329,500

For Sale
by Private Treaty



Entrance Hall: 4.80 X 2.40

Covered porch leading to spacious hallway. Semi solid wooden flooring. Under stairs storage and closet.

Sitting Room: 4.31 X 4.31

Large bay window. Open fire place with original tiled surround and hearth. Centre light. Semi solid wooden flooring.

Family Room: 3.80 X 3.80

Open fireplace with inset gas stove. Semi solid wooden flooring.

Kitchen: 4.20 X 2.42

Bright space with tiled floor. Floor and eye level units. Plumbed for washing machine and dishwasher. Double drainer sink unit.

Green House/Sunroom 3.52 X 1.90

Lean-to sun room leading to large private rear garden currently laid out in lawns.



1st FLOOR



Bedroom 1 4.08 X 3.82

Spacious bedroom to the rear of the house. Open tiled fire place. Carpeted floor. Built in wardrobes

Bedroom 2 4.10 X 4.10

Another spacious room with bay window. Tiled open fire place. Carpeted flooring. Built in wardrobes.

Bedroom 3 3.00 X 2.40

Good sized room with carpet to the front of the property.

Bathroom 2.24 X 2.30

Sink and WC. Bath with show attachment. Partially tiled walls. Hot press with immersion heater. Access to attic space which has been recently reinsulated





Outside

Garage: **4.95 X 2.95**
Large garage with both front and rear access.

There are generous gardens to both the front and rear of the property with mature planting. The private rear garden is east facing and currently laid out as a lawn. There is a plastic oil tank. The front of the property is walled and has off-street parking for 1 car.

Total Floor Area: 104sq. m (1119 sq. ft)

BER Details: BER: G

BER No: 112611751

Energy Performance

Indicator: 451 kWh/m²/

Features:

- Excellent central location with all amenities close at hand
- 4 local schools within walking distance
- Mature, residential park close to Douglas Village
- Large private rear garden
- Garage to the side offers potential to extend subject to planning permission
- Oil fired central heating
- Many original features including original tiled fireplaces and picture rails in most rooms
- Fabulous opportunity not to be missed.

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 and 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