



CHARTERED SURVEYORS
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43 Grand Parade, Cork.
tel: 021 427 1127
info@caseyandkingston.ie
www.caseyandkingston.ie



Casey and Kingston are delighted to present "Utopia" No 34 St Christopher's Road, to the market. The property is located in the heart of Montenotte just 2 km from Cork City Centre. No 34 comprises a 3 bed semi-detached home on a wonderful corner site of approx. 1/5 acre. "Utopia" is in need of modernization and is now ready for a new owner to bring it back to its former glory. Many of the original features including picture rails and terrazzo flooring remain in tact. Within walking distance of schools, bus routes etc. this is an opportunity not to be missed.

"Utopia" 34, St Christopher's Road, Montenotte, Cork T23 ACP3

Advised Market Value (AMV) €349,500

For Sale
by Private Treaty



GROUND FLOOR

Entrance Hall: 4.87 X 1.84m
Beautiful original terrazzo flooring and picture rail.

Sitting Room: 4.24 X 3.69m (max)
Open fire place with tiled surround. Bay window. Centre light. Original flooring.

2nd Reception Room: 3.98 X 3.74 (max)
Open fireplace with cast iron and tiled inset and decorated wood surround. Tiled hearth. Picture rail and centre light.

Kitchen 2.75 X 2.75m
Single drainer sink unit with mixer tap. Small pantry and Storage Cupboard. Original Terazzo flooring. Door to South facing rear garden.



FIRST FLOOR

Bedroom 1 5.15 X 3.37m (Max)
Spacious double bedroom to the front of the house with a bay window. Original tiled open fire place. Original timber flooring and picture rail.

Bedroom 2 3.67 X 3.10m
Another spacious room to the rear of the property. Original tiled open fire place and picture rail.

Bedroom 3 3.09 X 2.20
Single bedroom to the front of the property. Original timber floor and picture rail.

Bathroom 2.85 X 1.88m
Original large enamel bath with Wash Hand basin and WC.

Airing cupboard
Dual immersion hot water tank.



BER Details:
BER: E1
BER No: 102107927
Energy Performance Indicator:
312.06 kWh/m²/yr





Outside

This property is situated on a large triangular corner site of approx. 1/5 acre. The rear garden is south east facing, gets the sun for most of the day and is not overlooked. There is a large front garden with ample space for an extension subject to planning.

Total Floor Area: 90.12 sq. m (970. sq ft)



Features:

- 3 bed family home with potential to extend.
- Excellent central location with all amenities close at hand
- Mature, residential area just 2km from Cork City Centre
- 1/5 acre corner site
- Gas fired Central heating—Vokera Mynute Gas Boiler
- Double glazed windows throughout

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