



CHARTERED SURVEYORS
AUCTIONEERS
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Mature 3 bedroomed property in a wonderful location in Browningstown Park East, Douglas, Cork. While in need of renovation, with a little imagination the property has the potential to become a beautiful, modern family home. There is a large west 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 5 is within walking distance of a number of local schools, with Douglas Village a few minutes drive.

Address: 5 Browningstown Park East, Douglas, Cork. T12 V9P4
Advised Market Value (AMV) €285,000

For Sale
by Private Treaty



GROUND FLOOR

Entrance Hall: 4.58 X 2.13

Covered porch leading to spacious hallway. Carpeted. Storage heater. Under stairs storage and closet.

Sitting Room: 4.31 X 4.31

Carpeted. Storage heater. Large bay window. Open fire place with tiled surround. Centre and wall lights. Storage heater.

Family Room: 3.97 X 3.56

Timber flooring. Open fire place with tiled surround. Centre light.

Kitchen: 4.33 X 2.86

Open fire place, Gas cooker. Single drainer sink unit. Back door to small green house and then out to the rear garden.



1st FLOOR

Bedroom 1 4.32 X 3.37

Spacious bedroom to the front of the house with bay window. Open tiled fire place. Timber floor.

Bedroom 2 4.18 X 3.93

Spacious rear bedroom over looking garden. Open fire place. Timber floor.

Bedroom 3 3.08 X 2.47

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

Bathroom 2.34 X 2.25

Sink Unit and WC. Shower unit incorporating electric shower. Hot press with immersion heater. Access to attic space.





Outside

Garage: 5.17 X 2.73

Large garage with both front and rear access.

There are mature gardens to both the front and rear of the property. The sunny rear garden is south west facing and currently laid out as a lawn with some ornamental shrubs. There is also a coal bunker. The front of the property is walled and has off-street parking for 1 car.

Total Floor Area: 103.98 sq m (1120 sq ft)

Features:

- Excellent central location with all amenities close at hand
- Mature, residential park close to Douglas Village
- PVC Double glazed windows through out most of the property
- Large Sunny west facing rear garden
- Garage to the side offers potential to extend subject to planning permission
- Picture rails in most rooms.

BER Details: BER: F

BER No: 112264403

Energy Performance
Indicator: 448.24
kWh/m²/yr



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 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