



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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Spacious four bedroomed detached residence situated in a quiet cul de sac “Dunworley” is within walking distance of Douglas Village , although requiring some modernisation this house is in a wonderful and most sought after location and enjoys easy access to the South Link road network. Nearby are two shopping centres, schools, bus routes, pubs and restaurants along with numerous sporting facilities i.e. Douglas GAA, Garryduff Sports centre, Douglas Tennis Club etc....

“Dunworley”, Rochestown Road, Cork

Advised Market Value (AMV) €450,000

**For Sale**  
by Private Treaty



## GROUND FLOOR

### Porch

Sliding patio door, tiled floor

### Reception Hall

Teak glass paneled door with matching sidewing, cornicing to ceiling, centre piece rose.

### Sitting Room 4.5 x 4.0

Marble fireplace with matching hearth and mantle, cornicing to ceiling, centre piece rose.

### Family Room 4.4 x 3.0

Cornicing to ceiling.

### Kitchen/Breakfast Room 3.8 x 3.6

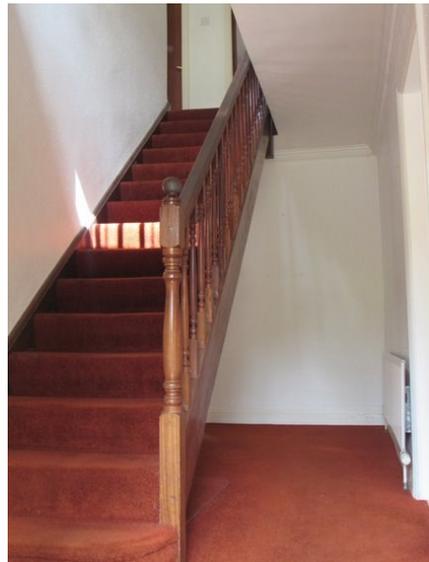
Floor and eye level presses, single drainer sink unit incorporating mixer taps, recess lighting, cornicing to ceiling.

### Utility Room 2.0 x 2.0

Plumbed for washing machine, plumbed for dishwasher, PVC door to rear garden.

### WC

Wash hand basin



## 1st FLOOR

### Bedroom 1 **4.2 x 3.1**

Wall to wall built in wardrobe incorporating overhead storage, cornicing to ceiling.

### En-suite

White three piece suite incorporating a shower attachment. Partly tiled wall, tiled floor.

### Bedroom 2 **3.7 x 3.2**

Pair of double door built in wardrobes incorporating overhead storage.

### Bedroom 3 **3.8 x 3.5**

Double door built in wardrobe incorporating overhead storage.

### Bedroom 4 **3.6 x 3**

Double door built in wardrobe incorporating overhead storage.

### Bathroom **3.3 x 2.1**

Coloured three piece suite incorporating a shower attachment, mirrored splashback, fluorescent light.



## Outside

**Garden** :Front and Rear

**Windows** :PVC double glazed to the front, teak to the rear.

**Heating** :Oil Fired Central Heating

### 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

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