



FOR SALE BY PRIVATE TREATY

**4 Canning Terrace, Passage West,
Cork. T12 F5KV.**

“Investment opportunity”.

Ideal opportunity to acquire this substantial three storey property as a family home or investment.

All major structural works completed. Specified in Structural Works Document (inset).

Approx. only 8 minutes from Douglas Village

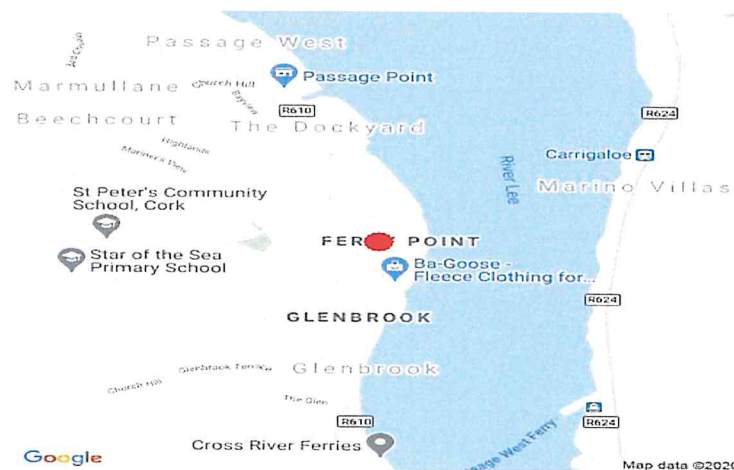
AMV: €160,000

BER Pending



CONSTRUCTION WORKS COMPLETE

- Main roof covering and roof structure stripped off complete.
- New replacement main roof structure erected to include new roof rafters, wall plate, ring beam, battens and slates. Ditto to rear staircase roof.
- New gutters and down pipes installed to the roof.
- New structural steel work installed.
- Kitchen and bathroom stripped out.
- House internally stripped out to include floor, ceilings, walls, staircase, doors and skirtings.
- New structural floors and walls erected. Staircase location trimmed out to floors.
- Defective plaster hacked off internally to walls. Walls re rendered with sands cement render.
- Defective timber lintels removed, and new concrete lintels installed.
- New ground floor concrete slab and insulation installed.
- Internal dry lining stud wall to perimeter walls part erected.
- Rear lean-to to garden structure removed and area cleared.
- New concrete slab and drainage to the rear patio yard.
- Rear elevation plaster removed, and wall rendered with sand cement finish.
- New drainage to the rear elevation connected to new ground drainage.
- New garden door installed.
- Front garden off street parking laid out.
- Other associated works within the house.



VIEWING

By appointment only!

Contact Negotiator:

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