



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Mature 3 Bedroomed end of terrace residence situated in a quiet cul de sac within walking distance from Cork City centre.

7 Rockvale Terrace, Lower Glanmire Road, Cork

Advised Market Value (AMV) €159,500

For Sale
by Private Treaty



Ground Floor

Reception Hall

Teak glass panelled door, tiled floor

Sitting Room **5.4 x 2.1**

Brick fireplace with a Liscannor hearth and a hardwood mantle.

Kitchen/Breakfast Room **5.4 x 3.0** (max measurement)

Single drainer sink unit incorporating mixer taps, floor and eye level presses, timber floor, partly tiled wall.

Utility Room **2.5 x 1.5**

Plumbed for washing machine, tiled floor.

Bathroom

White three-piece suite



First Floor

Bedroom 1 **3.9 x 2.6**

En-suite

Three-piece suite incorporating an electric shower.

Bedroom 2 **2.7 x 2.6**

Bedroom 3 **2.6 x 2.1**

Outside

Small yard to side

Heating

Gas Fired Central Heating



BER Details:

BER: F

BER No: 111505723

Energy Performance Indicator:

425.67 kWh/m²/yr

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 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.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail