



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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Mature three bedroomed semi detached residence situated in a most sought after location. The property is within walking distance of UCC, The Bons Secours Hospital, The University Hospital and Cork City Centre. In need of modernisation but waiting for a deserving buyer.

“Carrigmartin”, Magazine Road, Cork.

Advised Market Value (AMV): €250,000.

**For Sale**  
by Private Treaty



## GROUND FLOOR

### Reception Hall:

Understairs Storage

### Sitting Room: 4.2 x 2.3

Cast Iron fireplace with tiled insert, a tiled hearth and an ornate marble surround.

Double doors to:

### Dining Room: 3.7 x 3.0

Ornate Cast Iron fireplace with a tiled insert, a tiled hearth and a carved mahogany surround.

### Kitchen: 2.75 x 2.65

Floor level presses, single drawer, sink unit glass panelled door to rear garden.

### Utility Area: 1.6 x 1.6

## FIRST FLOOR

### Bedroom 1: 4.6 x 3.5

Bay window, fireplace.

### Bedroom 2: 3.7 x 3

Fireplace

### Bedroom 3: 2.5 x 2.4

### Shower Room

two-piece suite incorporating a "Mira" electric shower.

Separate W.C.

### OUTSIDE:

Gardens front and rear.

### HEATING:

Gas fired central heating.

### WINDOWS:

Aluminium windows.

### 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

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