



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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Unique well maintained two/three bedroomed cottage. The property is situated in a quiet idyllic setting enjoying beautiful southerly views over looking the river Shournagh. A wonderful opportunity for the first time buyer to acquire.

Woodside, Healys Bridge, Cork

Advised Market Value (AMV) €265,000

**For Sale**  
by Private Treaty



**Porch**

Glass panelled door, tiled floor

**Lounge** **4.95 x 3.95**

Hardwood door, light oak semi solid floor, cast iron fireplace with a slate hearth and an ornate timber surround. Fitted pine units in alcoves incorporating shelving and floor presses. Spot lights to ceiling, glass door to:

**Kitchen/Breakfast Room** **5.85 x 3.0**

Floor and eye level presses incorporating "Creda" four plate hob and oven. Double sink, shakers-style wooden work top, integrated fridge-freezer, dishwasher and dryer, partly tiled wall, light oak floor, plumbed for washing machine, cast iron fireplace with a slate hearth, glass panelled double doors decking area (south facing).

**Study / Bedroom 3** **3.3 x 3.0**

Glass panelled door to decking



**Bedroom 2** **3.2 x 3.0**

**Bathroom**

White three-piece suite incorporating a shower attachment (generous corner bath), partly tiled wall, light oak floor, mirrored splashback, vanity unit.

**Airing press**

Shelved with dual emersion

**First Floor**

**Bedroom 1** **4.5 x 3.3**  
**(max. measurement)**

Secondary glazing sash windows, built in wardrobes, High ceilings, forest views.

**Outside**

Extensive river frontage. Mooring with steps down to water with fishing rights. There is also a large south facing decking area and gardens to the side with Shed.

There is parking for three cars to the front.

**Heating**

Oil Fired Central Heating





**BER Details:**  
BER: exempt

**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