



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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Casey and Kingston are delighted to present no 53 Belgard Downs, a 3 bed end of terrace property, just minutes walk from Douglas Village. This property is located within walking distance of schools, supermarkets, pubs and restaurants and a number of local bus routes. Situated in a mature park just off the Rochestown Road, No 53 would make an ideal first time buy and family home.

Address: 53, Belgard Downs, Rochestown Road, Cork T12 TV0D

Advised Market Value (AMV) €295,000

**For Sale**  
by Private Treaty





## GROUND FLOOR

### Entrance Hall: 4.5 X 1.79m

Covered porch. Wood grain effect PVC door with double glazed coloured glass. Carpet to floor. Understairs Storage.

### Sitting Room: 4.45 X 3.51m

Carpeted floor. Open Fireplace with tiled surround. Double doors to Kitchen/Diner.

### Kitchen/Diner 5.43 X 2.67m

Oak fitted kitchen units incorporating floor and eye level presses. Integrated Hotpoint ceramic hob, overhead extractor fan and integrated electric cooker. Whirlpool washing machine. Fridge Freezer. Double sink unit with mixer tap. Dining area with double doors to sitting room. External door to sun-trap rear garden.



## FIRST FLOOR

### Bedroom 1 3.71 X 3.25m

Double bedroom to the rear of the house. Built in wardrobes and vanity units. Polished timber flooring.

### Bedroom 2 3.18 X 2.75m

Double bedroom with built in wardrobes to the front of the property. Carpet to floor

### Bedroom 3 2.61 X 2.05m

Single bedroom to the front of the property with built in single bed. Carpet to floor.

### Bathroom

White 3 piece bathroom suite incorporating WC, sink unit and bath with overhead Triton electric shower. Polished timber floor.

### Airing cupboard

Dual immersion hot water tank with shelving.



### **Outside**

Private sun-trap rear garden which is laid out in grass and paving. Garden shed and side access.

Front Garden with parking .

**Total Floor Area: 77 sq m (828 sq ft)**



### **Features:**

- Fabulous location, within walking distance of Douglas Village and all its amenities
- Mature, child friendly cul de sac
- Sun trap rear garden with garden shed and clothes line
- Wood effect PVC double glazing throughout
- Natural gas central heating with new Ideal Logic System S151E boiler
- The sale includes all fixtures and fittings, curtains and carpets

### **BER Details:**

BER: C2

BER No: 111342259

Energy Performance Indicator:  
187.33 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 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