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Overall Floor Area: 244 sq. m. (2,626 sq. ft.) Impressive and beautifully finished 3-storey, 5/6 bedroomed detached (2,626 sq. ft.) home in "walk-in" condition. The property is located on the Model Farm Road, in one of Cork's most prestigious residential areas and is close to a number of thriving shopping and commercial areas, Cork University Hospital, Bon Secours Hospital, University College Cork and Cork Institute of Technology.

Finished to a very high standard, the property comes with many extra features, including all kitchen appliances, gas fires and conservatory. The 2nd floor has been converted to a 5th large bedroom (planning permission and building regulation compliant). There is also a beautifully designed bordered west facing rear garden with a large patio area. Only minutes' drive from the South Link and on the city Green Route, this is an opportunity to purchase an exclusive property in a very central location.

Address 10 Hill Farm, Model Farm Road, Cork T12 PDK0

Advised Market Value (AMV) €735,000

For Sale
by Private Treaty



Entrance Hall (1.93 X 5.48m)

Tiled floor. Carpeted stairs to first floor. Understairs storage area with light.

Guest WC (1.96 X 0.91m)

Tiled floor and walls. Wash hand basin, WC. Vanity mirror with light.

Kitchen/dining room (3.35 X 7.80m)

Fully tiled floor. L-shaped modern kitchen with floor and eye level presses and granite counter work tops with sand blasted glass splash-back. Fully integrated Neff cooker, Neff 5 ring gas hob and extractor fan. Integrated fridge and microwave. Double sink unit with mixer taps. Attractive chandelier.

Utility Room (3.50 X 2.32m)

Great sized utility room incorporating washing machine, dryer and fridge freezer. Eye and floor level presses with large storage capacity. Sink unit with mixer taps and tiled splash-back. Tiled floor. Access to garden.

Family Room (3.50 X 5.80m) (Max)

Large family room with bay window. Solid maple floor. Large open fireplace with insert gas fire. Modern maple surround, with glass mantle and granite hearth. Surround sound system.



Sitting Room (7.38 X 3.85m) (Max)

Large bay window. Solid maple floor. White marble fireplace with gas insert fire. Surround sound system. Double patio doors to conservatory.

Conservatory (3.29 X 3.42m) (Max)

Tiled floor, radiator, integrated ceiling lights. TV point and double sockets. Double patio doors to west facing rear garden.



FIRST FLOOR

Carpeted stairs. Return stairs with picture window and decorative light fitting.

Master bedroom (1st Bedroom) (3.50 X 5.10m (Max))
Carpeted. Bay window. 3 double sockets and TV point. Integrated ceiling lights.

Walk-in Wardrobe (1.91 X 1.43m)

Fully shelved with integrated ceiling lights. Additional, separate attic storage area above.

Ensuite (Master) (1.91 X 1.97m)

Fully tiled (mosaic) floor and walls. Wash hand basin with mirror and light, WC. Shower unit with integrated Mira power shower.



Bedroom 1 (2nd Bedroom) (3.24 X 4.00m)

Carpeted floor. Built in wardrobes along one wall. Integrated ceiling lights with dimmer switch.

Bedroom 2 (3rd Bedroom) (3.22 X 2.95m (Max))

Solid maple floor. Light fitting. TV point and 3 double sockets.

Ensuite (Bedroom 2) (1.96 X 0.91)

Tiled floor and walls. Extractor fan. Wash hand basin with mirror. WC. Mira Electric shower unit



Bedroom 3 (4th Bedroom) (3.31 X 3.27m)

Carpeted floor. Built in wardrobes along one wall. 3 Double sockets (3no). Light fitting Rail type.

Bedroom 4 (5th Bedroom) (2.53 x 2.59m)

Reception area for upper bedroom. Solid Maple Flooring. Light fittings. Double sockets (2no.). Stairs with glass balustrade and oak wall mounted handrail providing access to upper bedroom level.

Main Bathroom (2.27 X 2.61m (Max))

Fully tiled floor and walls. Bath, separate shower unit with power shower. WC. Wash hand basin with overhead mirror.



Hot-press/Airing Cupboard (0.96 x 2.63m)

Walk-in hot-press with overhead hanging rails and wooden shelving. Large capacity dual immersion water tank.

SECOND FLOOR

Bedroom 4 (5th Bedroom) (4.0 x 9.5m)

Tongue and Groove Flooring. Velux rooflights. Light fittings (3no). Ethernet data points (4no.) and double sockets (8no.). Integrated smoke alarm. Fire rated hatch access doors to crawl spaces (5 no.)





OUTSIDE

Beautifully designed private west facing rear garden with 2m high capped boundary walls. Large Indian Sandstone patio area together with borders and lawn. Water feature. Large garden shed with lighting and power sockets. Security motion sensor floodlights. External garden spotlights. External water tap.

Front Garden

Mature front garden including planted borders and lawn. Gravel driveway with parking for at least 3 cars. Red brick walls and kerbing with wrought iron powder coated entrance gates. Motion sensor security garden spotlights. Secured teak side entrance gates to back garden

BER Details:

BER: B3

BER No: 112552294

Energy Performance Indicator:

132.42 kWh/m²/yr

Features:

- 2nd floor fully converted to a 5th extra-large bedroom (planning permission and building regulation compliant) alternatively can be used as an large office or playroom
- Large utility room with storage presses, sink and appliances
- Cosy family room
- Conservatory off sitting room
- 2 Bedrooms are ensuite
- Beautifully designed, west facing, sunny rear garden
- Large Patio (Indian Stone) to rear
- Modern kitchen with Neff appliances
- Large walk-in hot-press with hanging rails and wooden shelving
- Cornicing in all main living areas
- Zoned thermostatically controlled gas fired central heating system
- Integrated sound system
- Burglar alarm and Smoke/Heat alarms
- High speed broadband available up to 360 MB
- Generous electrical provision including multiple power, phone, TV points, Ethernet data points, integrated recessed ceiling lights in most rooms
- Inset gas fires in 2 no. rooms
- Security sensor lighting to driveway
- Large Garden Shed
- Water Feature
- External floodlights to rear

**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