



AUCTIONEERS VALUERS ESTATE AGENTS

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4 X 1400 sq ft newly constructed "A2" Rated Four Bed Semi Detached homes. The properties, which will be finished to an exceptionally standard, are situated in a superb residential location just off Churchyard Lane, Ballintemple, Cork.

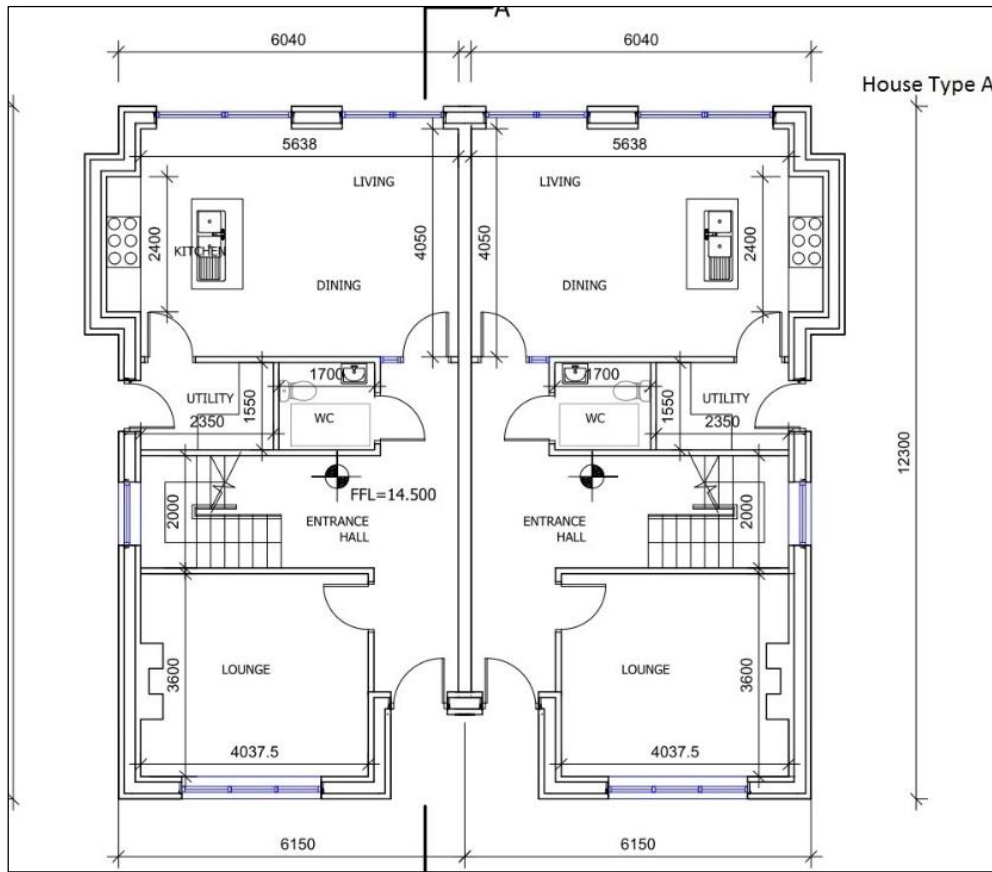
Within walking distance of local shops and schools, they are with easy reach of Cork City, Douglas Village, Mahon Point Shopping Centre and the Jack Lynch Tunnel. All in all a very attractive package.

Ardcairn, Off Churchyard Lane, Ballintemple, Cork.

Asking Price: €450,000



House Type A – 4 bed semi-detached 1407 sq ft



First Floor

Master Bed-Room
3.8 X 3.45 (Max)

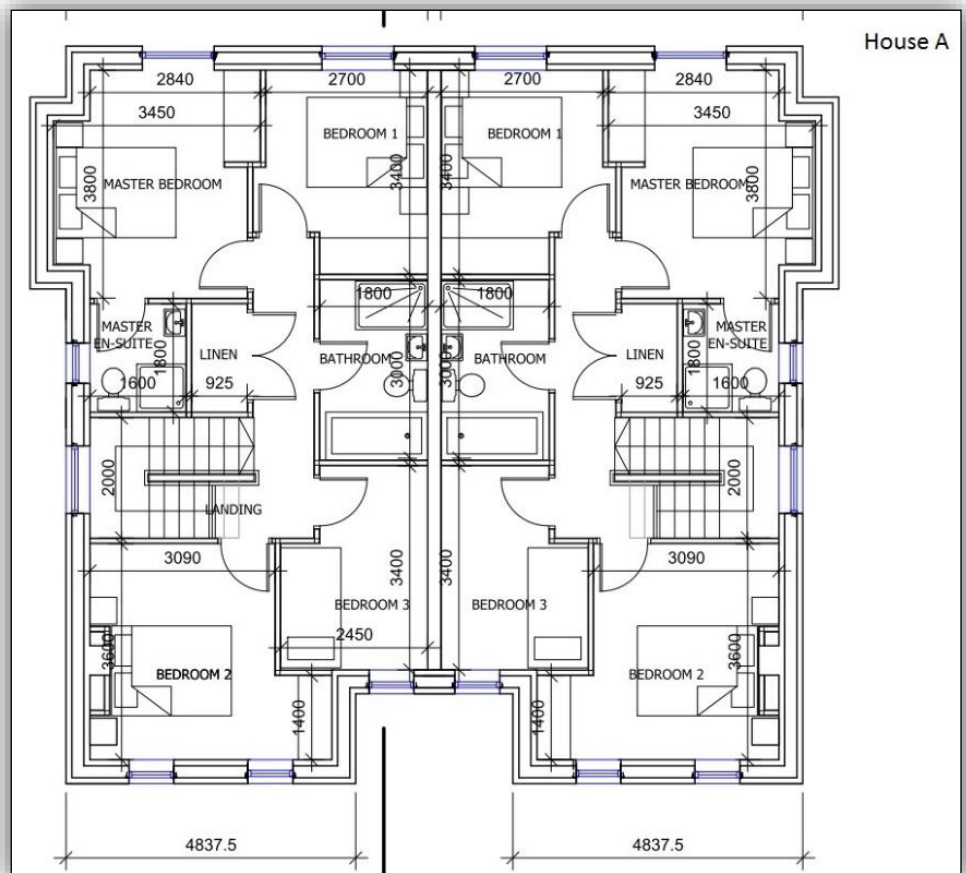
Ensuite:
1.80 X 1.60

Bedroom 1
3.40 X 2.70

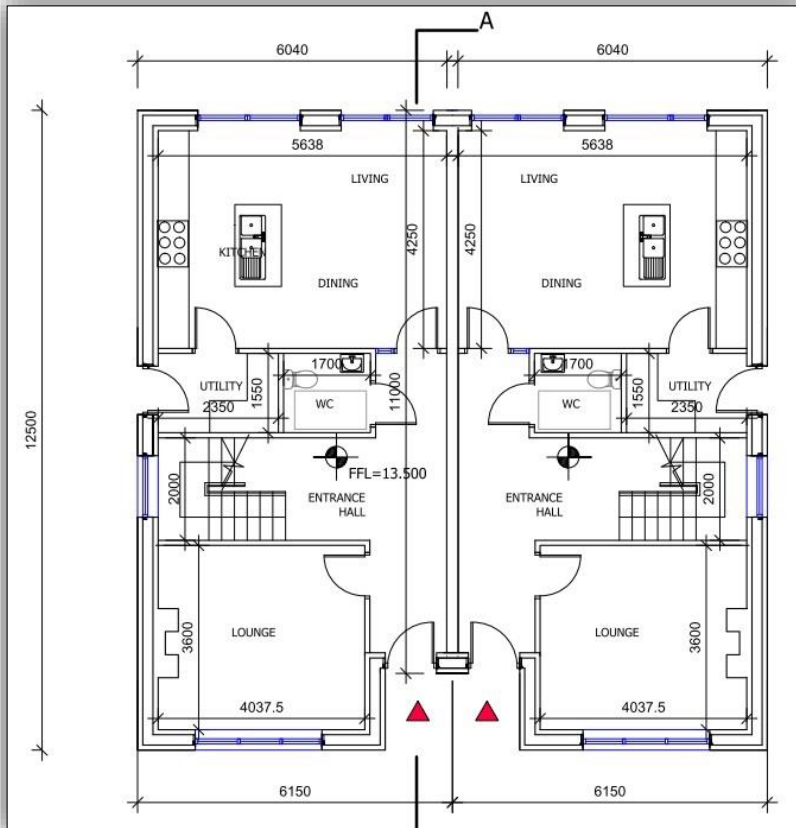
Bedroom 2
3.60 X 3.09

Bedroom 3
3.40 X 2.45

Main Bathroom
3.00 X 1.80



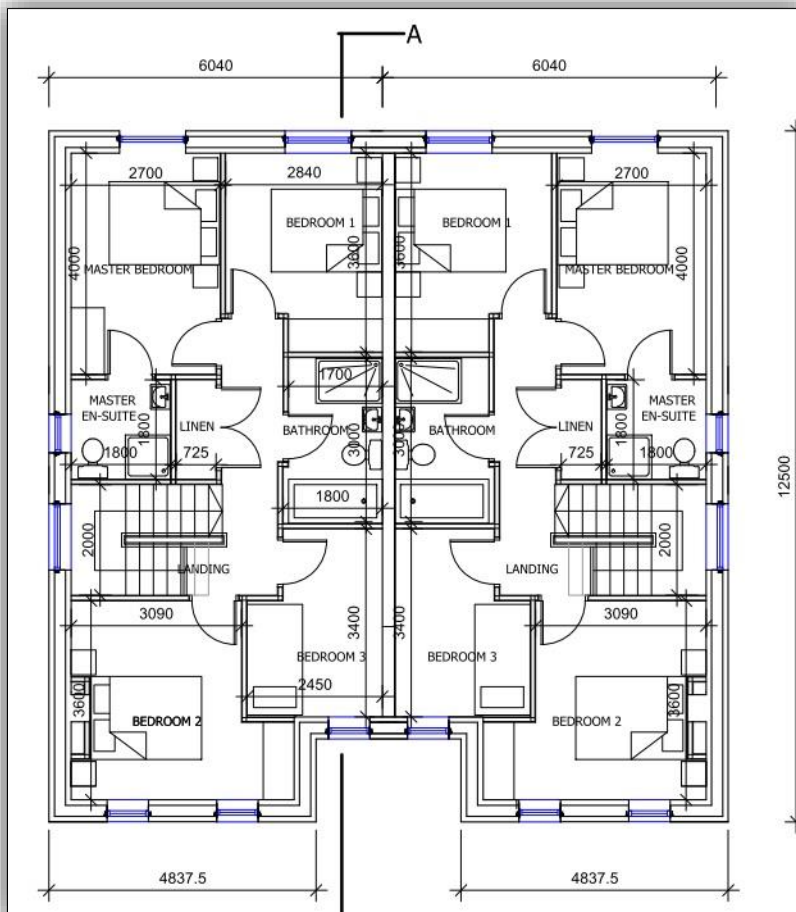
House Type B – 4 bed semi-detached 1400- sq ft

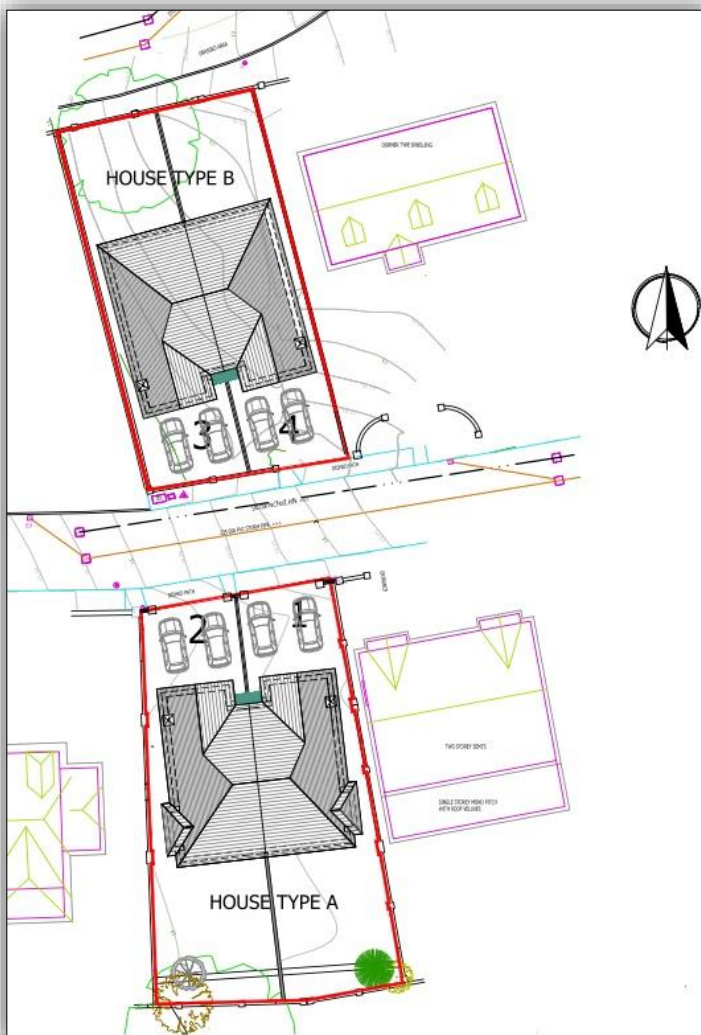


Dimensions are the same as House A except for a small extension in the kitchen and the master bed-room

STANDARD FEATURES

- High Level A2 Energy Rating
- Triple Glazed windows with average u-Values of 1.0 w/m²k
- Fitted kitchen/utility room (PC sum €4000)
- Tiled floor in kitchen/dining area, utility room, downstairs WC, upstairs bath-room and en-suite from PC sum of €1,500. Area around shower will be tiled
- Concrete floor finish in hall and lounge
- Board finish to floors in all bedrooms and landing area
- Solid fuel inset stove will be fitted in living room
- Heating System – Daikan Altherma air to water heat pump with underfloor heating on the ground floor. Radiators on the 1st floor including thermostatic control
- Internal walls painted with colours of choice
- Walnut internal doors with white skirting, architrave, door frames and window boards.
- Sanitary-ware provided in all bathrooms (PC Sum €2,000)
- Electrical specification – (*see separate document*)
- External finish of the house is brickwork to 1st floor level to the front of the house. The rest of external house walls are a pebble dash finish.
- White PVC fascia, soffit and gutters
- **Rear garden:** 1.8 m plastered boundary wall with concrete capping. Garden will be top-soiled and seeded.
- **Front Garden:** 1.2m plastered boundary wall with concrete capping. Brick paved driveways and footpath including a planter bed





INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS

**CASEY & KINGSTON, AUCTIONEERS, 44
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.

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

Licence No: 001643 Company Registration No. 273066
Registered Office: Straboe Ltd, 44 Grand Parade, Cork.
Licence No: 001643

