



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Mature three bedroomed semi detached residence located within walking distance from Cork City centre and Douglas Village. 14 Bernadette Way has a large extension to the rear and off street parking.

14 Bernadette Way, Boreenmanna Road, Cork

Advised Market Value (AMV) €320,000

For Sale
by Private Treaty

Ground Floor:

Sitting Room: 4.8 x 3.4 m (max Measurement)

Marble fire place with a matching hearth and an oak surround.
Bay window.

Family Room: 3.67 x 3.35 m

Tiled fireplace with matching hearth and a hardwood surround.
Built in unit in alcove. Double doors to:

Kitchen/Breakfast: 5.38 x 4 m

Extensive fitted light oak eye and floor level presses incorporating "Creda" four plate hobs and oven. "Europa" single drainer sink unit incorporating mixer taps. Plumbed for washing machine. Plumbed for dishwasher. PVC double doors to decking and rear garden.

W.C. and Shower:

White three piece suite incorporating "Triton" electric shower.
Walls tiled floor to ceiling. Tiled floor.
Under Stairs Storage



First Floor:

Bedroom 1: 4.85 x 3.4 m

Double door built in wardrobe incorporating overhead storage.
Bay Window.

Bedroom 2: 3.6 x 3.4 m

Double door built in wardrobe incorporating overhead storage.

Bedroom 3: 3 x 2.4 m

Bathroom:

White three piece suite incorporating a "Mira" electric shower.
Walls tiled floor to ceiling.

Airing Press:

Shelved with dual emersion.



Features:

Windows: PVC double glazed and aluminium.

Heating: Gas fired central heating.

Outside

Parking: Off street parking.

Garden: Front and rear.

BER Details:

BER:

BER No:

Energy Performance Indicator: ????? kWh/m²/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