



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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The Coppins is a superb c. 1,900 sq. ft. 4 Bed Detached House located in the prestigious and leafy suburb of Tivoli, yet only 5 minutes' drive from Cork city centre with easy access to all the major link roads. Overlooking the River Lee, this south facing house has panoramic views in all directions. Tivoli also has about the best natural lighting in the city, with spectacular sunrises and sunsets.

The Coppins, Tivoli Estate, Lovers Walk, Cork T23 X20T

Advised Market Value (AMV) €597,000

For Sale
by Private Treaty





BER Details:

BER: E2

BER No: 107948192

Energy Performance Indicator:

375.4 kWh/m²/yr

Porch

Bright sunny entrance recently fitted with new tiles.

Entrance Hall

3.51 x 2.10

Large, welcoming hall with under stairs storage.

Living Room

4.22 x 3.91

Bright, sunny room, timber floor, open fire with gas insert, decorative coving and ceiling rose.

Dining Room

5.45 x 3.61

Open fire, decorative coving and ceiling rose.

Kitchen

4.20 x 3.26

Large room with extensive eye and floor level presses incorporating oven and an Aga which also heats water for the house.

new stainless-steel appliances include: integrated microwave, hob and extractor and dishwasher.

Arch leading to:

Breakfast Room/Den

5.74 x 1.99

Spacious bright room with french doors leading to Patio with views over Cork Harbour.

Play Room

3.67 x 3.60

Wooden floor

Back Hall

Tiled floor, door to rear

Utility Room

Tiled floor, plumbed for washing machine, tumble dryer.

WC

Tiled floor with WC and wash hand basin.



First Floor



Bedroom 1 **4.23 x 3.60**

Large room with stunning views over the harbour, built in wardrobes.

En-suite

Two-piece suite, fully tiled.

Bedroom 2 **5.39 x 2.60**

Large room with stunning views over the harbour, built in wardrobes.

Bedroom 3 **3.23 x 2.77**

Large room, Built in wardrobes.

Bedroom 4 **4.55 x 2.38**

Large room with dual aspect

Bathroom **2.28 x 1.78**

Three-piece suite with over-head shower in bath.

Shower Room

Fully tiled with large double shower, wash hand basin.



Outside

Garden

Sunny south facing garden surrounded by mature hedging and trees. Side garden has a gentle slope and is surrounded by mature planting and trees.

Parking

For up to 3 cars

Other

Gas Fired Central Heating
Double Glazed Windows



**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.