



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

43 Grand Parade, Cork.
tel: 021 427 1127
info@caseyandkingston.ie
www.caseyandkingston.ie



Spacious three bedroomed semi-detached residence in need of modernisation. The property is in a most sought after location with a large rear garden. Pic du Jer is walking distance from Cork City centre, schools, shops, restaurants, churches etc. and is an ideal family home in a nice settled area.

50 Pic du Jer Park, Ballinlough, Cork

Advised Market Value (AMV) €275,000

For Sale
by Private Treaty





Reception Hall

PVC glass panelled door, terrazzo floor, under stairs storage.

Sitting Room

4.2 x 3.9

(maximum measurement)

Tiled fireplace with matching hearth and mantle, bay window.

Family Room

4.0 x 3.7

Tiled fireplace with matching hearth and mantle.

Kitchen

4.1 x 2.3

Floor and eye level presses, single drainer sink unit incorporating mixer taps, plumbed for washing machine, spot lights to ceiling, PVC glass panelled door to rear garden.



First Floor

Bedroom 1

4.2 x 4.0

Tiled fireplace with matching hearth.

Bedroom 2

3.9 x 3.2

Bedroom 3

2.25 x 2.1

Bathroom

White three-piece suite incorporating "Mira" electric shower, partly tiled wall, fluorescent light.

Airing Press

Shelved with dual emersion



Outside

Garage

4.7 x 2.5

Up and over door, PVC glass panelled door to rear garden.

Garden

Large Garden to rear.

Windows

PVC double glazing throughout



BER Details:

BER: G

BER No: 109974436

Energy Performance Indicator:

518.8 kWh/m²/yr

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