



AUCTIONEERS VALUERS ESTATE AGENTS

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PSRA Licence No: 001643

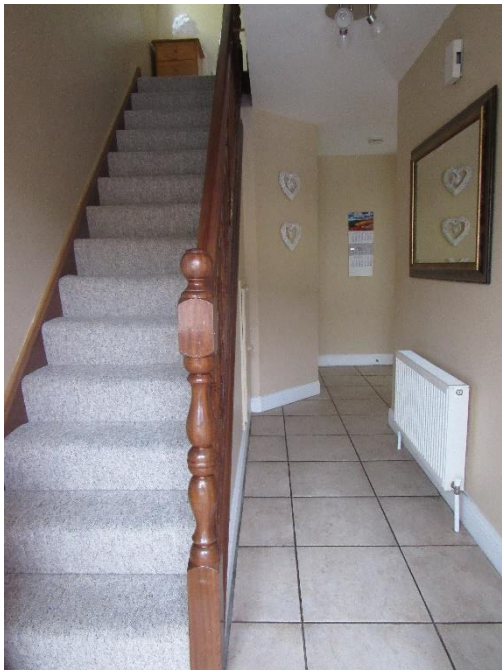


Modern beautifully maintained three bedroomed semi-detached residence. The property is situated in a quiet cul de sac and is only a short walk from the town of Middleton which offers a wide range of shops, restaurants, schools etc...

19 Riverwalk, Tir Cluain, Knockgriffin, Middleton, Co. Cork

Advised Market Value (AMV) €180,000

For Sale
by Private Treaty



Reception Hall

Hardwood door with glazed matching sidewings. Spotlights to ceiling, tiled floor.

Sitting Room

**5.0 x 3.5
(max. measurement)**

Attractive marble fireplace with matching hearth and a hardwood surround, bay window.

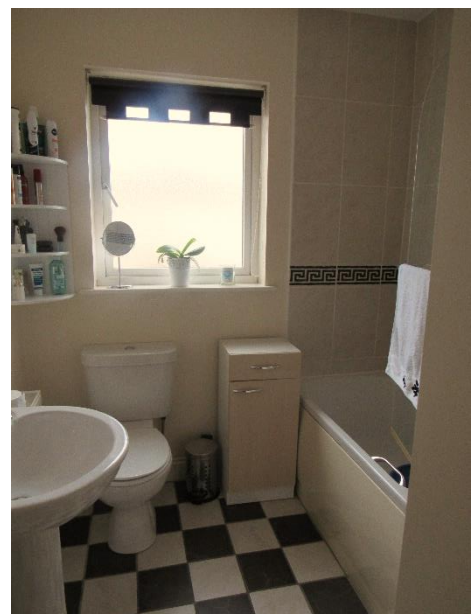
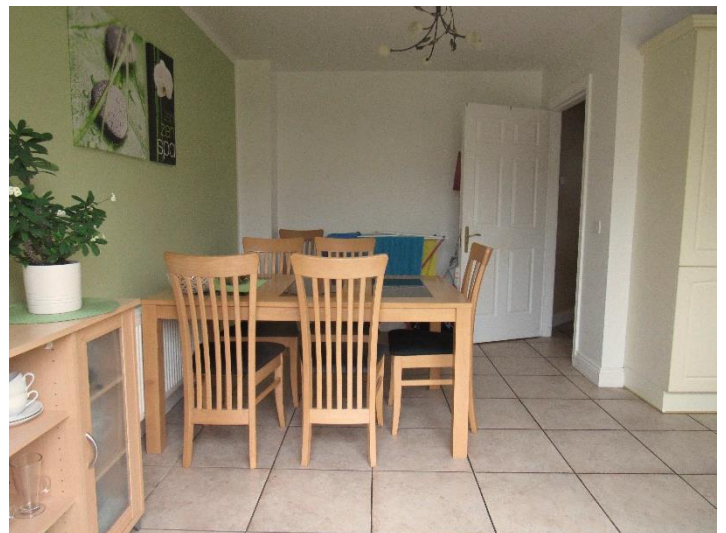
Kitchen/Breakfast Room

**5.6 x 4.4
(L Shaped)**

Extensive fitted eye and floor level presses incorporating "AEG" four plate hob and oven and an integrated Tricity Bendix dishwasher. Single drainer sink unit incorporating mixer taps, partly tiled wall, tiled floor. Plumbed for washing machine, PVC glass panelled double doors to rear garden.

Downstairs WC

Wash hand basin, tiled floor, fluorescent light.





Outside

Gardens front and rear

Features

Gas fired central heating
PVC Double Glazing
Master bedroom en-suite
Well maintained

BER Details:

BER:

BER No:

Energy Performance Indicator:

????? kWh/m²/yr

First Floor

Bedroom 1

3.9 x 3.0

Pair of double door built in wardrobes.

En-suite

White three-piece suite incorporating a "Mira" shower, partly tiled wall.

Bedroom 2

3.4 x 3.3

Double door built in wardrobe

Bedroom 3

2.7 x 2.4

Bathroom

White three-piece suite incorporating an electric shower, partly tiled wall.

Airing Press

Shelved with dual emersion



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.

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, 43 Grand Parade, Cork.
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