



AUCTIONEERS VALUERS ESTATE AGENTS

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Licence No: 001643



Recently renovated two bedroomed stone cottage within a 5 minute walk of Cork City Centre. Would suit a first-time buyer looking for a City Centre location or an investor alike.

“Marlboro Lodge”, Sidney Hill, Cork

Advised Market Value (AMV): €192,000

For Sale
by Private Treaty



BER Details:

BER:

BER No:

Energy Performance Indicator:

??? kWh/m²/yr

Reception hall

PVC glass panelled door

Kitchen/living room

4.7 x 2.9

Floor and eye level presses. Single drainer and eye level presses. Single drainer sink unit incorporating mixer taps, plumbed for washing machine, partly tiled wall, timber floor.

Bedroom 1

3.0 x 2.6

Single door wardrobe.

En-suite – white three piece suite incorporating shower attachment, walls tiled floor to ceiling, timber floor.

Bedroom 2

3.0 x 2.3

Single door wardrobe

En-suite – white three piece suite, walls tiled floor to ceiling.

Outside

Street parking for two cars

Heating

Gas Fired Central Heating

Windows

PVC Double Glazed throughout.

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