



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Located within walking distance of Cork City Centre and adjacent to St. Luke's Cross. This property offers a large blank canvas for the discerning purchaser. The property is in good condition but would benefit from modernisation and redecoration. The property comes for sale with the added benefit of a pedestrian entrance to the rear.

“Harbour Lights” 4 Knocklaun, Ballyhooly Road, Cork.

Advised Market Value (AMV) €275,000

For Sale
by Private Treaty



GROUND FLOOR

Entrance

Through PVC double glazed front door, original pattern tiled floor.

Livingroom/bedroom 18m²

Bay window

Livingroom 12.7 m²

Overlooking rear yard, laminated timber floors

Kitchen 12m²

Tiled floor

Downstairs WC



Utilities

- Oil Fired Heating

BER Details:

BER: E1

BER No: 104797030

Energy Performance Indicator:

336.64 kWh/m²/yr

FIRST FLOOR RETURN

Bathroom

Bath with WC and Wash hand basin.

FIRST FLOOR

Separate Kitchenette/Livingroom

Bedroom 1 18m²

Bay window to the front of property

Bedroom 2 8.7 m²

To the rear of property overlooking yard

SECOND FLOOR

Plumbed /wired for Kitchenette

Bedroom 3 13.7 m²

Bedroom 4 20 m²

Outside

Yard to rear with pedestrian access to The Crescent



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

