



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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



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/m<sup>2</sup>/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 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



