



CHARTERED SURVEYORS  
AUCTIONEERS  
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ESTATE AGENTS

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



Casey and Kingston are delighted to introduce Greybrook to the market. This is a wonderful opportunity to purchase a 7 bedroomed family home on an elevated .6 acre site within 3km of Cork City centre. The property is within walking distance of local shops and amenities including the Silver Springs Hotel Complex. There are primary and secondary schools also within easy reach.

Access to the N8 Cork To Dublin Road, is in very close proximity to the property which, in turn, leads to the Jack Lynch Tunnel. Kent Railway Station is just 2km from the property and Cork Airport is just 15 minutes drive away. The property has been upgraded over the years by the current owners and includes a fabulous "work from home" office space. Then after a hard day at the "office" relax in the sauna. There are 3 large reception rooms and a country style kitchen with Aga Range cooker. Viewing is highly recommended to fully appreciate the charm and elegance of this lovely family home.

**Address: Greybrook, Silversprings, Cork T23 C6AK**

**Advised Market Value (AMV): €575,000**

# For Sale

by Private Treaty





**Entrance Hall/Reception Room: 5.6 X 4.4m**

Entrance to the property is through a covered porch with glass sliding door and glazed timber front door. Spacious hall with large reception area. Polished solid oak flooring. Open fire place with ornate marble surround and mantle-piece. Cornice and centre rose to ceiling with ornamental chandelier. Built in storage. Electric storage heater.

**Sitting room: 5.2 X 5.2m**

Large sitting room with open double sided fire place with marble surround and mantle piece. Carpeted with timber cladding to the ceiling. Archway access to Dining Room area.

**Dining Area: 5.2 X 3.1m**

Bright dining area with dual aspect window. Double sided fireplace with marble surround. Parana Pine cladding to the ceiling.

**Kitchen/Breakfast Room 4.3 X 7.5m**

L-Shaped country style kitchen with built in dining booth. Eye and floor level built in kitchen units. Built in Zanussi eye level oven and microwave. Wonderful red oil fired Aga range cooker which also heats the water. Corian counter top with sink unit and built in hob. Plumbed for dishwasher, washing machine and dryer. Timber cladding to ceiling. Access to fully paved rear garden.



**Office/Reception Room 7.1 X 5.9m**

Spacious office/reception room with double door access to front garden. Walls and ceiling are clad with pine. Carpet to floor. Electric storage heater together with radiators.

**Study/Bedroom 6 3.5 X 3.9m**

Single bedroom with built in mahogany wardrobe with dressing table insert. Ensuite with shower unit, wash hand basin and WC. Fully tiled floor to ceiling.

**Bedroom 7 4.7 X 3.8m**

Double bed room. Pine cladding to ceiling and partly clad walls. Built in mahogany wardrobes with inset dressing table. Electric storage heater. Ensuite with shower unit and electric shower, wash hand basin and WC. Partly tiled walls and tiled floor.

**Sauna Room 1.8 X 1.7m**

Fully functioning sauna.





## FIRST FLOOR

### Master Bedroom: 5.4 X 3.9m

Spacious master bedroom. Built in wardrobes with dressing table and over bed storage. Carpet to floor.

### Ensuite:

Coloured suite including shower unit, wash hand basin WC and bidet. Tiled walls and carpet to floor.

### Bedroom 2 3.0 X 3.3m

Double bedroom with built in wardrobes . Carpet to floor.

### Bedroom 3 3.3 X 2.4m

Double bedroom with built in wardrobes. Carpet to floor.

### Bedroom 4 3.3 X 2.1m

Single bedroom with built in wardrobes. Carpet to floor.

### Bedroom 5 4.5 X 2.8m

Large light filled room with views over the front garden. Built in wardrobes, storage and dressing table. Carpet to floor.

### Bathroom 1.7 X 2.6m

Coloured 3 piece suite including bath, wash hand basin and WC. Fully tiled walls.

### Airing Cupboard:

Dual immersion heater with ample storage.



## OUTSIDE



### Front Gardens:

The house is set on .253 hectares (.625 acre) mature private gardens planted with shrubs and lawns most of which are to the front of the property. Entrance to the property is via a long tarmacadam drive way with parking for at least 3 cars outside the front door.

### Rear Gardens

The rear garden has been fully paved and there is access to a raised terraced garden with mature planting. The rear garden includes 2 block built sheds for storage. There is gated access to the front of the property and to a further private lawned area.





#### Features:

- Wonderful 7 X bedroomed home on elevated .6 acre site
- Very centrally located in Silversprings just off Lower Glanmire Road/N8
- 15 minutes to Cork Airport, 2km from Kent Station
- Fabulously private large site with mature planting
- Lovely west facing ,paved rear space with terraced garden
- Well maintained by owners having been extended 25 years ago.
- Insulation recently upgraded (walls and attic)
- PVC fascia and soffit
- All window are aluminium double glazed. The ground floor windows have been upgraded to energy efficient Pilkington K glass double glazed units.
- Aga Range cooker in the country style kitchen
- Both oil-fired and electric storage central heating
- Grant Vortex Module central heating boiler.
- The sale includes all carpets, curtains, blinds, light fittings and kitchen appliances

**BER Details:** BER: C2  
 BER No: 102081510  
 Energy Performance Indicator:  
 190.02 kWh/m<sup>2</sup>/yr

**Solicitor with carriage of Sale:**  
 Eoin Murphy, Solicitor,  
 Broderick St Midleton, Co Cork.

**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