



CHARTERED SURVEYORS
AUCTIONEERS
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Casey and Kingston are delighted to present No 7 Halldene Gardens, a well presented, spacious 4 bed family home in the very popular suburb of Bishopstown. The house is located in a family friendly cul de sac just off the Curraheen Road, minutes away from access to the Cork South Ring Road Network. There are a number of schools locally together with CIT being very close by. The property is only a short distance from Cork University Hospital, with UCC and Cork City Centre being a short commute away, with 208 bus Route passing just outside the estate. At the end of the cul de sac there is a lovely large green area and views over the surrounding countryside. Altogether an opportunity not to be missed!

Address 7, Halldene Gardens, Bishopstown, Cork T12PN7V

For Sale

by Private Treaty



GROUND FLOOR

Entrance Hall: 5.08 X 2.27 (max)

Covered porch leading to spacious hallway. Parquet flooring with pine panels. Understairs storage.

Sitting Room: 4.39 X 3.45m

Open fire place with tiled and stone surround. Centre light. Carpeting to floor.

Family Room: 3.90 X 3.47m

Currently being used as a bedroom. Built in storage unit. Semi-solid wooden floor.

Wet-Room 2.46 X 2.32m

Large fully tiled floor to ceiling wet room including shower unit with electric Mira Sport shower, wash hand basin and toilet.



Dining Room 4.09 X 3.02m

Formal dining room with semi-solid wooden flooring.



Kitchen: 3.08 X 2.70m

Modern kitchen with floor and eye level cupboards. Stand alone gas cooker with extractor fan. Single bowl sink unit with mixer tap, plumbed for dishwasher.



Utility Room 2.57 X 2.41

Large utility room plumbed for washing machine and dryer.

Guest WC with wash hand basin and WC

FIRST FLOOR

Very Spacious landing area.

Bedroom 1 **5.0 X 2.72m**
Spacious double bedroom to the front of the house. Polished timber floor.

Bedroom 2 **4.06 X 3.89m**
Another spacious room with built in wardrobes and vanity unit. Sink Unit. Polished timber floor.

Bedroom 3 **3.63 X 3.63m**
Large double bed-room to the front of the Houses. Polished timber floor.

Bedroom 4 **2.88 x 2.33m**
Single room facing the front of the house with polished timber floor.

Bathroom **2.48 X 1.8m**
Bath with overhead shower unit, WC and built in sink unit. Tiled Floor.

Airing cupboard
Dual immersion hot water tank with storage.





Outside

There are generous gardens to both the front and rear of the property with mature planting. The front garden is very private and is laid out in lawns with parking for at least 1 car. The rear garden includes a shed and a glass house and is laid out with mature planting and lawns. The garden gets the sun in the morning and in the evening.

Total Floor Area: 143.48 sq. m (1600sq. ft)

BER Details:

BER: E2

BER No: 113753792

Energy Performance Indicator:

373.48 kWh/m²/yr

Features:

- Spacious family home with 1,600 sq ft of space
- Excellent central location with all amenities close at hand
- Mature, residential cul de sac minutes from the N40
- Private rear garden
- Oil fired central heating
- Double glazed windows throughout
- Fabulous opportunity not to be missed.

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