

- Auctioneers
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Valuers

23 South Mall, Cork. Tel (021) 4277606 www.irishandeuropean.ie

- FOR SALE BY PRIVATE TREATY
 - "Inchera" 1 Woodlands Dunkettle Glanmire Co.Cork



Irish & European Auctioneers are delighted to present this traditional charming 1 bedroom cottage (c.520 Sq. ft.) to the open market. Whilst in need of some redecoration the property offers excellent rental potential due to its close proximity to Glanmire village. Situated within close proximity to Glanmire Village and a mere 10 minutes to Cork City and 5 minutes to the Jack Lynch Tunnel the property is within easy access to all local and essential amenities. Viewing is strictly by prior appointment only.



Accommodation:

Living Room:	11ø4ö x 14ø7ö Laminated timber flooring, fitted net curtains & curtains. Marble fireplace with insert. Fitted Shelving. Stira Stairs to the attic.
Kitchenette:	$10 \div x 7 $ ø4ö Tiled Flooring, Fitted shaker kitchen units at worktops and eye level fitted net curtain.
Bedroom:	12øx 8ø7ö Fitted linoleum floor covering fitted shelving, fitted net curtains & curtains. Fitted Gas Boiler.
Shower Room:	6ø8ö x 6ø6ö Fitted linoleum floor covering, Wc, whb, fitted shower unit with triton electric shower.
Store Room:	8ø6ö x 6ølö Fitted Shelving & wired.
Rear Yard:	Enclosed rear yard with temporary storage shed. Outside Tap, partially paved.
Features:	UPVC Double Glazed Windows. PVC Fascia & Soffit. Convenient location to Glanmire Village Within walking distance to Regular bus route Gas Fired Central Heating
Services:	Mains Water, Septic Tank
BER:	BER: E2 BER Number : 108456617
Title:	Good marketable title
Price:	þ85,000
Negotiator:	Tel: Robert O Keeffe 086-2469204 Email: robert@irishandeuropean.ie
Directions:	From Glanmire Village, turn right over the bridge adjacent to Glanmire Garda Station, keep right passing AIB, proceed up the hill and the property is situated on the right hand side with the agents sign displayed.
Viewing:	Strictly by prior appointment only.

DISCLAIMER: Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.