

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 ÷x 7ø4ö 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 6ø1ö 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.