



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Well maintained two bedroomed end of terrace residence located within walking distance of Cork City centre. Ideal for investment first time buyers.

9 Rockgrove, Lower Glanmire Road, Cork

Advised Market Value (AMV) €140,000

For Sale
by Private Treaty





Sitting Room **4.3 x 3.25**
 Stone fireplace with matching hearth and
 hardwood mantle, recess lighting.

Kitchen/Breakfast Room **5.0 x 3.2**
 Floor presses, single drainer sink unit
 incorporating mixer taps. Tiled floor, recess
 lighting, stripped pine ceiling, door to rear
 garden.

First Floor

Bedroom 1 **3.0 x 3.0**

Bedroom 2 **4.2 x 2.8**
(maximum measurement)

Pair of double door built in wardrobe.

Bathroom

3 three-piece suite

Airing Press

Shelved with dual emersion

Outside

Garden to Rear



BER Details:

BER: G

BER No: 111505681

Energy Performance Indicator:

544.71 kWh/m²/yr

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.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail