



AUCTIONEERS VALUERS ESTATE AGENTS

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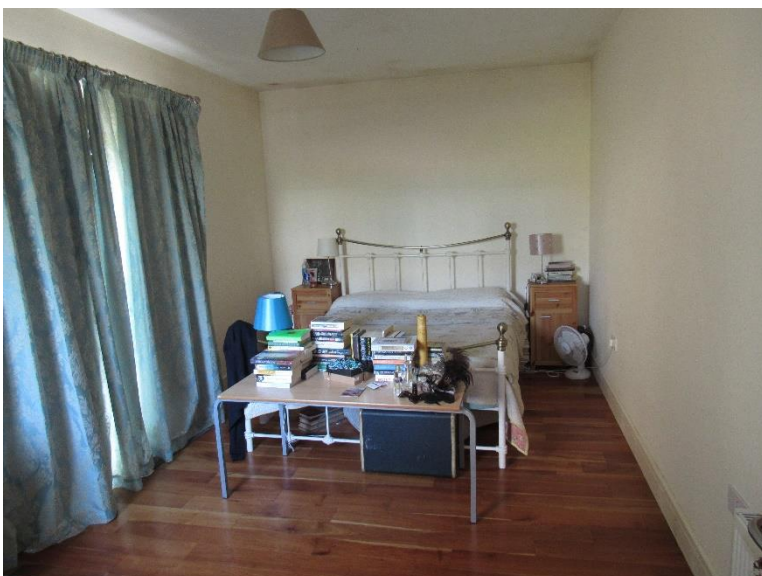


Architecturally designed four bedroomed residence located within walking distance of Ireland most famous Gourmet Town. Kinsale, with so much to offer including sailing, water sports, restaurants, shops and beaches is within a 10-minute drive. It also no more than a fifteen-minute drive to Cork Airport.

“Cedarwood”, Featherbed Lane, Kinsale, Co. Cork

Advised Market Value (AMV) - €375,000

For Sale
by Private Treaty



Reception Hall

Hardwood Door

Downstairs Cloakroom

WC, Wash hand basin and shower cubicle.

Lounge

5.0 x 3.6

Attractive Fireplace with a tiled hearth and hardwood mantle.

Kitchen/Breakfast/Living Room

8.3 x 5.0

Eye and floor level presses incorporating a four-plate hob and oven. Single drainer sink unit incorporating mixer taps. Plumbed for dishwasher, sliding patio door to south facing courtyard. Attractive fireplace with tiled hearth and a hardwood mantle.

Utility Room

3.8 x 1.6

Single drainer sink unit incorporating mixer taps. Plumbed for washing machine, partly tiled wall, tiled floor.

Bedroom 4

5.0 x 2.9

Built in wardrobe.

First Floor

Master Bedroom

5.0 x 3.5

Ensuite

White three-piece suite incorporating an electric shower, partly tiled wall, tiled floor.

Bedroom 2

4.0 x 2.8

Bedroom 3

3.2 x 3.0

Wall to wall built in wardrobe

Bathroom

White three-piece suite, partly tiled wall, tiled floor.



BER Details:

BER:

BER No:

Energy Performance Indicator:

????? kWh/m²/yr

Outside

Paved south facing courtyard to the rear.

Parking to the front.

Oil Fired Central Heating

PVC Double Glazed windows.

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.

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