



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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Superb three bedroomed detached residence situated in a quiet cul de sac. Ringcurran Grove is a classy development of detached homes which is only a short spin from the town of Kinsale, renowned for its Restaurants and Pubs and social life. Kinsale is only a 10 minute spin from Cork Airport.

8, Ringcurran Grove, Kinsale, Co. Cork

Advised Market Value (AMV) Price On Application

**For Sale**  
by Private Treaty



### Reception Hall

Hardwood door with a glazed matching side wing. Cloak room.

### Sitting Room

**5.3 x 5.2**

Fireplace with an attractive timber surround. PVC double doors to rear garden. Bay windows.

### Kitchen/Breakfast Room

**6.5 x 4.4**

Extensive fitted eye and floor level presses. Single drainer sink unit incorporating mixer taps. Plumbed for washing machine. Plumbed for dish washer. Partly tiled wall. Tiled floor. Extractor fan. Glass panelled door to rear garden.



### Master Bedroom

**5.6 x 3.7 (maximum measurement)**

Bay window.

### Dressing Room

**2.2 x 1.7**

Shelving.

### En Suite

White three piece suite incorporating a "Mira" electric shower. Partly tiled wall. Tiled floor. Mirrored splashback. Florescent light.

### Bedroom 2

**4.5 x 3.3**

Double and a single built in wardrobe.

### Bedroom 3

**4.5 x 3**

Double and a single built in wardrobe.

### Bathroom

White 3 piece suite incorporating "Mira" electric shower. Partly tiled wall. Tiled floor. Mirrored splashback. Florescent light.



### Features:

Airing Press with shelves & dual emersion.

Gardens Front & Rear

Gas fired central heating

### BER Details:

BER: D1

BER No: 101660454

Energy Performance Indicator: 242.67 kWh/m<sup>2</sup>/yr

**INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS  
CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK**

### CONDITIONS TO BE NOTED

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.

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.

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.

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