



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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Beautifully presented three bedroomed semi-detached residence. 81 Fort Hill has been maintained to the highest standard by the present owners and is an ideal house for the first time buyer. The property is located a short distance from Douglas Village, which enjoys two shopping centers, excellent restaurants and pubs. It is immediately adjacent to ABC Childcare. Garryduff Sports Centre is only a short walk away.

81 Fort Hill, Moneygourney, Douglas, Cork

Advised Market Value (AMV) €300,000

**For Sale**  
by Private Treaty



### Ground floor:

#### **Reception Hall:**

Glass panelled hardwood door. Understairs storage.

#### **Sitting room: 4.5 x 3.7 m**

Beautiful marble fireplace with a matching hearth and a carved mahogany surround. Bay window.

#### **Kitchen/Breakfast Room: 5.9 x 3.7 m**

Newly fitted eye and floor level presses incorporating a "Belling" four plate hob and oven, an integrated dishwasher and fridge/freezer. Ceramic single drainer sink unit incorporating mixer taps. Sliding patio doors to rear garden.

Downstairs W.C. and wash hand basin. Tiled floor.



### First Floor:

#### **Bedroom 1: 3.5 x 3.5 m**

Velux window.

#### **En Suite:**

White three piece suite incorporating a shower attachment. Mirrored splash back. Partly tiled wall. Tiled floor.

#### **Bedroom 2: 5.1 x 4 m**

Double and a single built in wardrobe.

#### **Bedroom 3: 2.8 x 2.4 m (max measurement)**

Wall to wall built in wardrobe.

#### **Bathroom:**

White three piece suite incorporating a shower attachment. Partly tiled wall. Tiled floor. Mirrored splashback. Florescent lighting.



### Features:

**Heating:** gas fired central heating.

**Windows:** PVC double glazed windows throughout.

### Outside

**Garden:** to the rear.

**Parking:** for two cars to the front.



### **BER Details:**

BER:

BER No:

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

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