



CHARTERED SURVEYORS
AUCTIONEERS
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Casey and Kingston are very pleased to bring Trenton, Loreto Park, Douglas to the market. Trenton is a 4 bed extended semi detached family home in a very popular location within walking distance of all amenities.

The property is in good condition and includes a modern kitchen, large sitting room, cosy den, 4 bedrooms and 2 bathrooms. It also has the added bonus of garage/store room. There are lovely private mature gardens front and back.

Trenton is just at the junction of Loreto Park and the South Douglas Road and is within walking distance of Cork City Centre, local shops, schools and public transport links. The South Ring Road network is minute away as is Douglas village.

Opportunities to purchase a 4 bed family home in such a central location do not come around often. The property must be viewed to fully appreciate what this family home has to offer.

Trenton, 27 Loreto Park, Douglas, Cork T12 X6Y1

Advised Market Value (AMV) €545,000



**For Sale
by Private Treaty**

GROUND FLOOR

Entrance Hall **3.67 X 2.31 (min)**
Spacious hallway with carpet to floor. Cloak Room.

Sitting Room **7.97 X 3.84m**
Lovely, bright spacious with large windows overlooking the front garden. Open Fire place with cast iron inset and marble surround and hearth. Carpet to floor with picture rail and ceiling rose.

Kitchen/Breakfast Room **4.63 X 3.66m**
Sunny, south east facing modern kitchen. Eye and floor level kitchen units with Corian counter top. Integrated fridge freezer, electric hob with overhead extractor fan. Integrated dishwasher and washing machine. Store cupboard and access to rear garden.



TV Room/Den **4.21 X 3.59m**
Cosy den with sliding patio doors to rear garden. Plantation shutters. Wall lights. Gas fire.

Shower room
WC and wash hand basin. Tiled floor and walls. Shower unit with Mira Sport electric shower.



FIRST FLOOR

Stair case leading to spacious landing area.

Master Bedroom **3.93 X 3.9m**

Great sized master bedroom with carpeted floor. Views over the front garden. Built in wardrobes with integrated sink unit.

Bedroom 2 **3.67 X 2.12m**

Single bedroom with built in wardrobes. Carpet to floor.

Bedroom 3 **3.94 X 3.80m**

Large, bright double bedroom with views over the front garden. Built in wardrobes and storage.

Bedroom 4 **3.65 X 2.51m**

Great sized single bedroom. Carpet to floor. Plantation blinds.

Family Bathroom **2.51 X 2.07m**

Tiled floor to ceiling. WC, sink. Shower unit with Mira Electric shower.

Attic Space

Attic ladder to attic space which has been floored for storage.



OUTSIDE



Trenton sits on a sunny site at the junction of Loreto Park and South Douglas Road.

To the front of the property there is a lawned area with mature planting and parking for up to 2 cars. There is access to the garage/store room. The garage is 5.45 X 2.75m in size and includes electricity.

The rear garden is South East facing and gets the sun all day long. The garden is fully private and is mostly laid out in lawn. There are shrubs and hedging surrounding the space making it fully private. There is a patio area with access from the den.

A store room and coal shed complete the property.



FEATURES

- Wonderful 4 bed family home on a sunny site with in walking distance of all amenities
- The property is in very good condition throughout
- Very centrally located at the junction of the Loreto Park and the South Douglas Road.
- Less than 2km to Cork City Centre, 1.5 km to Douglas Village and within very easy reach of the South Ring Road Network.
- Double Glazing through out
- Fully alarmed
- Oil fired central heating.
- Beautiful fully private enclosed rear garden which is South East facing
- Parking for up to 2 cars in the front garden.
- Garage/Store
- Attic ladder to floored attic for extra storage.



BER: E1

BER No: 115454225

Energy Performance Indicator: 304.87 kWh/m/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.