



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Casey & Kingston are delighted to introduce 62, Copperhill the market. 62, Copperhill is a spacious 3 bed end of terrace property in a superb residential location just off Churchyard Lane, Ballintemple, Cork. Within walking distance of local shops, schools and the Number 202 bus route, it is with easy reach of Cork City, Douglas Village, Mahon Point Shopping Centre and the Jack Lynch Tunnel. All in all, a wonderful opportunity to purchase a family home in a really central location.

Address: 62 Copperhill, Ballintemple, Cork T12 RX2D

Advised Market Value (AMV) €325,000.

For Sale
by Private Treaty



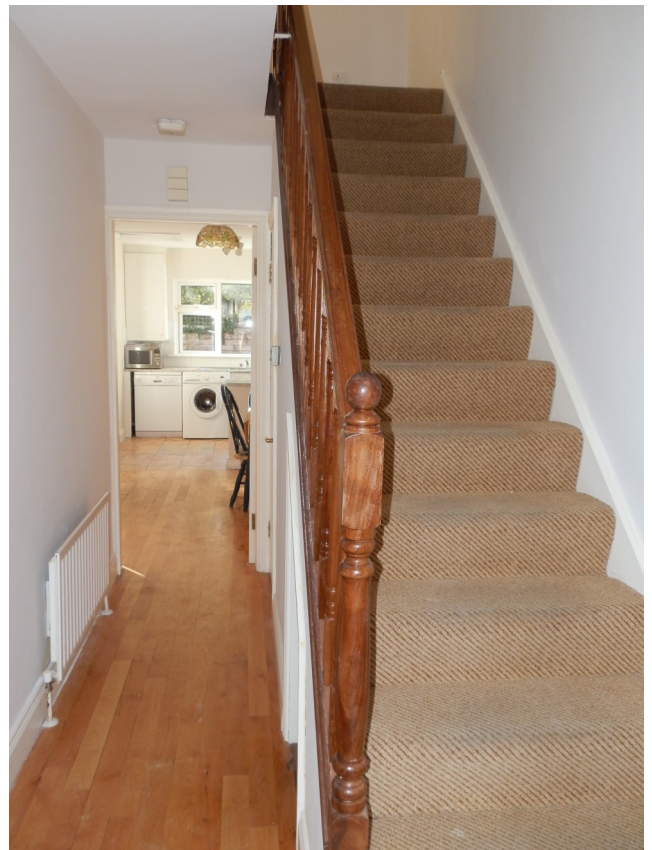
Entrance Hall: **4.42 X 1.9**
Canadian solid hard wood flooring. Understairs storage.

Guest WC
WC, Wash-hand basin. Tiled floor.

Sitting Room **4.3 X 3.5**
Spacious reception room. Open fireplace with marble hearth and mantle. Inset gas real flame fire. Canadian solid wood floor.

Dining Room **3.3 X 2.7**
Sunny dining room with Canadian solid wood flooring. Double patio doors to patio area and south facing rear garden.

Kitchen /Breakfast room
Tiled Floor. Floor and eye level kitchen cabinets. Plumbed for washing machine and dishwasher. Inset cooker. Tiled splash back. Single drainer sink unit with mixer taps. Spacious dining area. Back door to patio area and rear garden



1st FLOOR

Master bed-room **3.4 X 3.0**
Polished timber floor. Multiple built in wardrobes.

Ensuite with shower, WC and wash hand basin

Bedroom 2 **3.3 X 3.5**
Polished timber floor. Built in wardrobes.

Bedroom 3 **2.6 X 2.4**
Polished timber floor.

Main bathroom **2.1 X 1.9**
Bath with over head shower unit. WC. Built in wash hand basin with storage underneath. Tiled floor and partly tiled walls.

Airing Cupboard
Large shelved airing cupboard with dual immersion water heater.





Outside

- Off-street parking on cobble lock front drive way with planted borders
- Sunny rear garden with patio area, gravel and a large planted terrace.

Total Floor Area: 983 sq. ft

Features:

- Fabulous central location close to all amenities and in a family friendly cul de sac
- Surprisingly spacious, bright property
- Double glazed windows throughout
- Canadian hardwood flooring on the ground floor
- Gas central heating
- Alarm
- Sunny south facing rear garden
- Located opposite a large green area

BER Details:

BER: D1

BER No: 101355089

Energy Performance Indicator:

243.15 kWh/m²/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 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