



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Casey and Kingston are delighted to introduce no 17 Dunbar Street to the market. This is a 5 bed mid terraced property which is laid out over 3 floors. It is within walking distance of Cork City Centre and close to all amenities. This is an ideal opportunity to live in the City Centre or is equally an investment opportunity.

17 Dunbar Street, Cork City T12 KX5D

Advised Market Value (AMV) €350,000

For Sale
by Private Treaty



GROUND FLOOR

Hall: 8.5 X 1.08m
Entrance hall with carpet to the floor and archway to stairs and shower room.

Shower Room
Shower cubicle with Integrated shower. Wash hand basin and WC. Electric fan heater.



Lounge/diner: 4.16 X 3.84m
Laminated timber floor with electric heater. Archway to:



Kitchen 3.09 X 2.99m
Modern fully fitted kitchen with floor and eye level cupboards. Electric cooker with overhead extractor fan. Sink unit, plumbed for washing machine. Fridge Freezer. Door to partly covered "L" shaped rear yard.



BER: G
BER No: 101718104
Energy Performance Indicator:
551.46 kWh/m²/yr

FIRST FLOOR

Bed-room 1 **3.21 X 3.17**
Double bedroom. Carpet to the floor and built in wardrobes

Bedroom 2 **3.26 X 2.44**
Double bedroom. Carpet to the floor and built in wardrobes

Bedroom 3 **3.3 X 2.48**
Double bedroom. Carpet to the floor and built in wardrobes

Shower Room
Electric shower unit. WC and wash hand basin



SECOND FLOOR



Bedroom 4 **3.05 X 2.70**
Double bedroom with built in wardrobes and velux roof light.

Bedroom 5 **4.40 X 2.16**
Double bedroom with Velux roof windows.

Features:

- 5 bed, 3 storey mid terrace property in good condition
- Wonderful location within walking distance of Cork City Centre
- All amenities, shops, pubs, restaurants etc. on your door step
- Electric Central heating
- Double Glazing throughout
- Private partially covered rear yard
- Total Floor Area: 125 Sq m (1,345 sq ft.)

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