



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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Casey and Kingston Auctioneers are delighted to present “Cooline” 11 Rockcliffe Terrace an elegant 4/5 Bedroomed period property built in 1910. Situated on the Blackrock Road “Cooline” is a short walk from Blackrock Village and Ballintemple. Whilst offering internal privacy “Cooline” is convenient to shops, schools, pubs, restaurants etc and is only a short distance from the ever-popular Marina Walks, Cycle ways.

“Cooline” 11 Rockcliffe Terrace, Blackrock Road, Cork

Advised Market Value (AMV) €500,000

**For Sale**  
by Private Treaty





### Reception Hall

Hardwood glass panelled door, dado rail, under stairs storage.

### Lounge 6.3 x 3.6

Cast iron fireplace with a marble hearth and an ornate marble surround. Cornicing to ceiling, wired for five wall lights, bay window.

### Sitting Room 6.3 x 3.6

Cast Iron fireplace with a tiled insert, a tiled hearth and an attractive mahogany surround. Cornicing to ceiling, wired for three all light.



### Kitchen/Breakfast Room 5.8 x 3.1

Extensive fitted eye and floor level presses incorporating an eye level double oven. Single drainer sink unit incorporating mixer taps, plumbed for dishwasher, extractor fan, partly tiled wall, glass panelled door to:

### Conservatory 6.1 x 3.7

Tiled floor, sliding patio door to rear garden/decking area.

### Utility Room 3.9 x 1.4

Stainless steel sink, plumbed for washing machine, glass panelled door to enclosed yard.

### Downstairs WC

Wash hand basin, partly tiled wall, tiled floor.





**Half Landing**

**Bedroom 5 4.0 x 3.5  
(max measurement)**

Wash hand basin incorporating a vanity unit and mirrored splashback, walk in wardrobe.

**Bathroom**

White two-piece suite incorporating a shower attached

Separate WC



**First Floor**

**Bedroom 1 6.3 x 3.6  
(max measurement)**

Pair of double door built in wardrobe incorporating overhead storage.

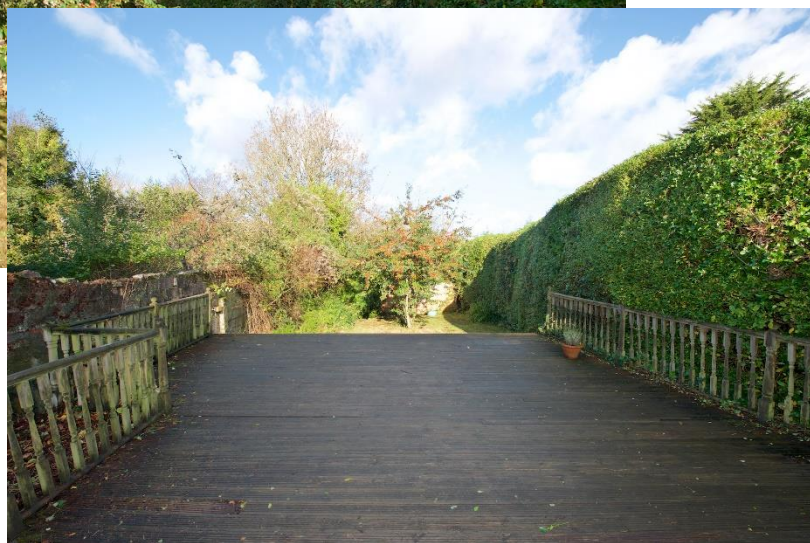
**Bedroom 2 4.0 x 3.2**

Pair of double door built in wardrobes incorporating a dressing table and overhead storage.

**Bedroom 3 3.0 x 2.6**

**Bedroom 4/Study 2.9 x 1.6**





### Outside

Garden to Rear  
Parking to Front

### Heating

Gas Fired Central Heating

### BER Details:

BER: G  
BER No: 100557370  
Energy Performance  
Indicator:  
463.87 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 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.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.