



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Spacious well maintained three bedroomed semi-detached residence with the benefit of a self-contained 1 Bed Apartment with separate access. There is also planning permission for an extension to the property (Planning Ref: 1335800) which is valid until October 2018. The property is within close proximity of UCC, Cork City centre, shopping centres, schools, and all amenities required for family living.

205, Pouladuff Road, Cork

Advised Market Value (AMV) €255,000

For Sale
by Private Treaty



Reception Hall

PVC glass panelled door with matching side-wing. Under-stairs storage.

Sitting Room**4.3 x 3.4**

Brick fireplace with matching hearth and a hard-wood mantle.

Family Room**3.6 x 3.6**

Tiled fireplace with matching hearth and a hard-wood mantle.

Kitchen/ Breakfast Room**4.0 x 2.85**

Extensive fitted eye and floor level presses, incorporating four-plate hob and dual oven. Integrated dish washer. Single drainer sink unit incorporating mixer taps. Partially tiled wall. Tiled floor. Sliding patio door to rear garden.



Bedroom 1: 3.6 x 3.0

En-suite: white three-piece suite incorporating a 'Triton' Electric Shower. Mirrored splash back. Extractor Fan.

Bedroom 2: 3.4 x 3.35

Bedroom 3: 3.0 x 2.35

Bathroom: White three-piece suite incorporating a 'Mira' Electric Shower.

Airing Press: Shelved with Dual immersion.



BER Details:

BER: E2

BER No: 109981662

Energy Performance Indicator:
343.63 kWh/m²/yr



1 Bedroomed Apartment (separate entrance) 4.0 x 3.5
Kitchen/Living Room, Bedroom including bathroom with 3-piece suite ("mira" shower)

Features

- Master bedroom En suite.
- Gas fired central heating.
- PVC Double glazing
- Parking to the front
- Large private walled garden to rear
- 1 Bedroomed self-contained apartment

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