

# Pauline Sugrue

Licence no 001195

## Estate Agent/Auctioneer I.P.A.V. Bonded Member

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### TRADITIONAL STYLE HOUSE FOR SALE ~ 7 QUAY STREET CAHERCIVEEN

A terraced traditional style house with the main part of the house built around 1850s originally of stone. The property has been renovated to a very good standard by the current owners and has three bedrooms with one bedroom downstairs with shower room, and the other two bedrooms upstairs. Wood burning stove with back boiler to heat radiators. Immersion also. There is an outside storage shed with steps up to the garden and there is a further storage shed at the end of the garden. There is a back entrance walk way at the end of the garden for access to all the terraced houses and makes these houses quite accessible at the rear. The house is located at the end of the town near the Marina and the primary school is walking distance. The property is well located and is walking distance to the town and all its amenities. The property is very suitable for a retired couple or for a holiday home. The White Strand beach, Coonanna Harbour and Couscrome Pier are all a short drive away.

**Accommodation:** Entrance Porch, Sitting room, Kitchen/dining room, Shower room, Bedroom 1. Upstairs: Bedroom 2 and Bedroom 3. **Outside** Two Good sized storage sheds and garden. Street Parking.

**O.I.R. €130,000**

**Ref No: 363**

The particulars herein are issued by Pauline Sugrue on the understanding that any negotiations in respect of the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm for themselves and the vendors/lessors disclaim any responsibility for any inaccuracy or omission in the particulars and terms of the properties referred to or for any expenses that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Viewing should be by prior appointment with us and our representative will accompany prospective clients. Any reasonable offer will be submitted to the owners for consideration.

**7 Quay Street, Caherciveen ~Resume.**

**Ground floor:**

**Entrance Porch:**            **0.97m     x            0.86m**



**Sitting Room:**            **4.95m     x            3.84m**  
Tiled floor. Wood burning stove with back boiler to heat radiators.



**Kitchen:**            **3.12m     x            2.90m**  
Tiled floor. Newly fitted kitchen. Back door to rear garden and sheds.



**Shower Room:**                      **1.53m**     **x**                      **1.09m**

Mira Electric Shower. Fully tiled walls and floor. Heated towel rail.



Hotpress, Hot tank and Emersion.

**Bedroom 1:**                      **3.22m**     **x**                      **2.56m**

Laminated flooring. Bedroom faces rear of house.

**First floor:**

**Bedroom 2:**                      **3.32m**     **x**                      **2.70m**

Laminated flooring. Fitted sink, Fitted wardrobes. Faces front of house.



**Bedroom 3:**                      **2.29m**     **x**                      **2.14m**

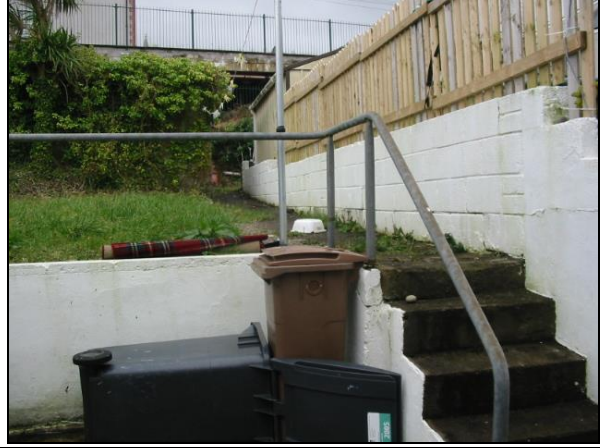
Laminated flooring.

**Outside:**

**Storage shed:**                      **5.18m**     **x**                      **1.80m**

With electricity and hot and cold water taps.

**At top end of garden is a second storage/turf shed: With access walk way at rear of house.**



**Other details:**

- ❖ Water and Sewerage connected to the town mains system.
- ❖ The house comes furnished.
- ❖ Walking distance to the town and all its amenities.(Shops, Pubs, Doctors, Dentist, Solicitors offices, Hairdressers, Coffee shops, Restaurants, Beauticians, Laundry/dry cleaning, Catholic Church, Primary and Secondary Schools.)
- ❖ Walking distance to the Marina.
- ❖ Short drive to the White Strand Beach and Coonanna Harbour and Cooscrome Pier.

All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be true but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself or otherwise as to the correctness of them.

Viewing is strictly by appointment.