



CHARTERED SURVEYORS  
AUCTIONEERS  
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ESTATE AGENTS

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Casey and Kingston are delighted to bring No 101, St Brendan's Road to the market. This property is an extended, 3 bedrooomed semi detached home on a large elevated corner site with views over Cork City and beyond. Located at the junction of St Brendan's Road and Fairfield Avenue, this beautifully upgraded home is within walking distance of Blackpool Shopping Centre, local schools and other amenities. There are 2 bus routes, the 203 and the 207A that pass the door. The house has been extended to the rear and includes a beautiful modern kitchen and a brand new bathroom. The rear garden is a private south west facing sun trap and includes a patio area and garden shed.

This property must be seen to be truly appreciated!

101 St Brendan's Road, Farranree, Cork City T23 W2N1

Advised Market Value (AMV) €265,000

**For Sale**  
by Private Treaty





## GROUND FLOOR

### Entrance Hall: 1.61 X 1.31m

Glazed uPVC front door. Tiled floor.

Access to the property is via a number of steps through a low maintenance tiered front garden.

### Sitting Room 4.70 X 4.37m

Spacious sitting room with views over the front garden and beyond. Laminate timber flooring. Open fire place with cast iron inset surround, timber mantle piece and marble hearth. Glazed door to Kitchen.

### Kitchen/diner 3.67 X 3.19m (min)

Fully fitted kitchen with modern cream floor and eye level kitchen units. Tiled floor and splash back. 1 1/2 bowl sink unit with mixer taps. Hisense freezer, Dimplex under counter oven with Candy ceramic hob and over head extractor fan. Plumbed for washing machine and dishwasher. All these included in the sale. There is also a handy store cupboard.

### Utility Room

Plumbed for washing machine.

### Guest WC 1.62 X .77m

WC and sink with storage unit.



## FIRST FLOOR

### Bathroom: 2.56 X 2.45m

Brand new modern bathroom with tiled double shower unit including a Triton electric shower. Sink unit with storage and WC. Tiled floor and partly tiled walls. Grey heated towel rail.

### Master Bedroom 3.29 X 2.74m

Spacious double bedroom with vaulted ceiling and velux window. Integrated spot lights. Laminate flooring.

### Ensuite:

This space is fully tiled and plumbed for a shower, WC and sink unit. It is currently being used as a store room.

### Hot press:

Dual immersion water heater with gas fired boiler.

### Bedroom 2 3.40 X 2.56m

Gorgeous dual aspect double bedroom with views over Cork City and beyond. Laminate flooring.

### Bedroom 3 2.38 X 2.07m

Single bedroom with laminate floor overlooking the front of the property.

### Store Room:

Great extra store cupboard situated on the landing.





## Outside

The property is located on a large elevated corner site with views over the City and beyond. Access to the property is via a number of steps through a low maintenance tiered front garden. There is an off road parking space for up to 3 cars.

The rear garden is South West facing and is a real sun trap. It is not overlooked and includes a raised patio and a small lawned area. The garden shed is included in the sale. The garden gets the evening sun and is a little haven away from the hustle and bustle of life.

Total Floor Area: 84.76 Sqm

## Features:

- Extended and recently upgraded 3 bed semi detached home on an elevated site
- Brand new bathroom and modern kitchen
- All carpets curtains, fixtures, fittings and all white goods are included in the sale. The furniture can be negotiated at a further cost if interested.
- Wonderful location within walking distance of Blackpool Shopping Centre and all other local amenities
- Very well served by public transport with bus routes no 203 and 207 passing the door
- Off road parking with space for up to 3 cars.
- Fully private sun trap South West facing rear garden with patio area and garden shed.
- Hive controlled gas fired central heating
- uPVC Double glazed windows/doors throughout

BER: E2

BER No: 115052060

Energy Performance Indicator:  
371.81 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 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