

FOR SALE

27 Castlewood, Little Island, Cork. T45 AX04



We are delighted to offer for sale this spacious 3 bedroomed semi-detached property. The property stands on an exceptionally large site with tremendous room for further development.

Situated in a quiet residential location and close to all local amenities.

The property is adjacent to EastGate Village and Retail Park, Euro Business Park. Bus and Rail routes are close by.

ACCOMMODATION

Entrance hall: 17' X 6'2"

Timber Floor. Radiator. Under stairs Guest Toilet with wash hand basin.

Sitting room: 11'6" X 17'

Timber floor. Bay window. Fireplace.

Kitchen /Dining Room: 11'6" x 18'5"

Tiled Floor. Fully fitted kitchen. Gas hob. Tiled splash back.

Patio Door to rear patio and garden.

Plumbed for washing machine and dishwasher. Radiator.

UPSTAIRS

Stairs and landing carpeted. 1 window. Hot press.

Bedroom 1: 12'2" X 10'3"

Radiator. Built in wardrobe ensuite.

Ensuite: 8'2" x 2'7"

Vinyl floor covering. Toilet. Wash hand basin. Walk in shower unit.

Bedroom 2: 9'7" x 11'3"

Carpet. Radiator. Built in Wardrobe.

Bedroom 3: 7'9" x 8'

Radiator.

Bathroom: 6'2" X 6'7"

Vinyl floor covering, Toilet, wash hand basin and bath. Radiator.

OUTSIDE

The property is standing on an exceptionally large site with double side entrance. With ample space for extending. Concrete driveway with walled in private rear garden and patio area.

SERVICES

- Mains water
- Mains sewage
- Gas fired central heating

FEATURES

- Excellent location.
- Large garden with development potential.
- Double Glazed windows and doors.
- Gas Heating.
- BER C3

VIEWINGS

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

SALE PRICE

Guide price: €235,000

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



PSRA Licence No: _003876

The logo for the Institute of Professional Auctioneers & Valuers (IPAV) features the lowercase letters "ipav" in a bold, blue, sans-serif font. Below the letters, the full name "Institute of Professional Auctioneers & Valuers" is written in a smaller, blue, sans-serif font.The logo for The European Group of Valuers' Association (TEGoVA) features the letters "TEGoVA" in a bold, blue, sans-serif font. Below the letters, the full name "THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS" is written in a smaller, blue, sans-serif font.