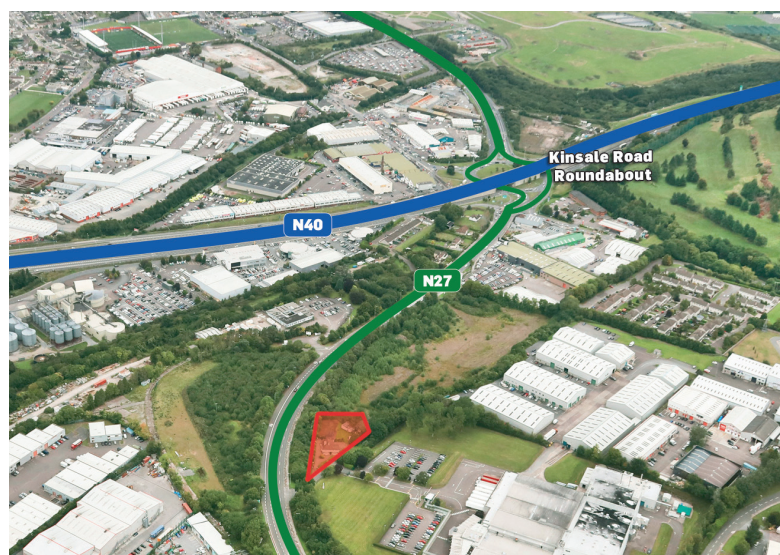


HOUSE / DEVELOPMENT OPPORTUNITY KINSALE ROAD, CORK



021-427 5079

- Site of approx. 0.17 hectares (0.44 acres)
- Four bed detached dormer bungalow
- High profile location just off Kinsale Road with convenient access to the city centre, Cork International Airport, Kinsale Road Roundabout and the South Ring Road.
- Nearby occupiers include Ferrero, Dwyers Electrical, Lehan Motors Toyota & Lexus Motor showroom, and Ford Motor showroom



LOCATION

The property is situated approximately 3km south of Cork city centre on the east side of the N27 Kinsale / Airport road, approx. 500m south of the Kinsale Road Roundabout and 3km north of Cork International Airport. Nearby occupiers include Ferrero, Dwyers Electrical, John Sisk & Son, Lehane Motors Toyota & Lexus Motor showroom, and Ford Motor showroom.

THE PROPERTY

The subject property comprises a detached storey and a half dormer bungalow situated on a triangular shaped level site of approx. 0.44 acres (0.18 hectares). The total floor area comprises approx. 147 sqm (1,582 sqft). The ground floor is laid out with entrance hall, living room, sun room, sitting room, kitchen, bathroom and 2 no. bedrooms (one en suite). The first floor is laid out with 2 no. bedrooms and is accessed via a timber staircase. The remainder of the site is finished with a paved surface driveway and landscaped / lawned areas to the side and rear. There is a former hard surface tennis court situated in the rear garden to the east of the house.

ZONING

The property is situated within an area zoned 'Existing Built Up Area' under the Ballincollig Carrigaline Municipal District Local Area Plan 2017. The objective of this zoning is 'to allow a more positive and flexible response to proposals for development'.

GUIDE SALE PRICE

€475,000

BER INFORMATION

BER: F.

BER No: 109509430

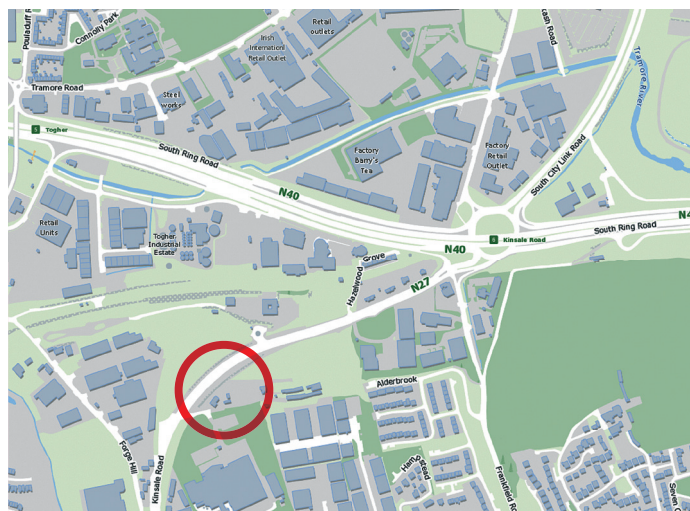
EPI : 418.87 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. PSRA No. 001848.

