

Russell Estate Agents Limited

- Auctioneers
- Valuers
- Estate Agents
- Lettings
- Management

FOR SALE BY PRIVATE TREATY

12 Berkeley Court

Cloyne, Midleton, Co. Cork.



Russell Estate Agents 021 4634133 are delighted to present to the market this four bedroom townhouse style home located close to the centre of the historic village of Cloyne in the heart of East Cork. The property is located in the Berkeley Court development just a short stroll from the centre of Cloyne. Built in the early 1980's, it is in need of extensive refurbishment throughout meaning an intending buyer has a blank canvas to work with and to put their own unique ideas into practice in making their ideal family home. It is just a short drive from Midleton and less than 25 minutes from Cork City. Due to its size and location this would make an ideal starter / family / investment home.

Property Features

- Four bedroom townhouse style property.
- Gardens to the front and rear.
- In need of complete refurbishment
- Short walk from the centre of Cloyne Village
- Less than 10 minutes from Midleton
- Viewing comes highly recommended.

BER E1

Cert No.: 111676268

Rating: 309.12 kwh/m2/yr.

A.M.V.

€130,000

Office: 8 Mill Road, Midleton, Co Cork.

PSRA Licence No.: 003399

T: 021—4634133

F: 021—4634268

www.russellproperty.ie

Company Registration No.: 550262

Email: info@russellproperty.ie

Directors: Michael Russell, Shane Russell.

IPAV Member Firm



Floor Area:

Total Floor Area C.976 sq. ft.

Accommodation

Entrance Porch

Tiled flooring with sliding patio door

Entrance Hallway

Kitchen / dining room 13'4" x 12'3"

Open plan kitchen / dining room with fitted kitchen including red brick features.

Back Porch 8'11" x 7'10"

Door leading out into the rear garden.

Guest W.C. 5'9" x 3'1"

W.C.

Living Room 12'9" x 10'

Solid Fuel Fireplace

First floor landing

Carpet flooring.

Bedroom 1 12'9" x 12'9"

Carpet flooring.

Bedroom 2 12'7" x 9'2"

Carpet flooring.

Bedroom 3 9' x 8'

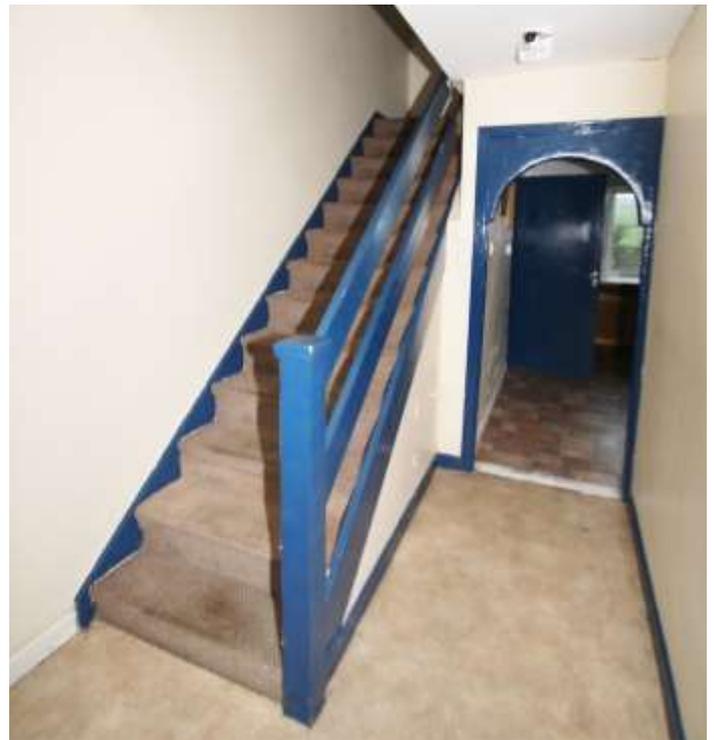
Carpet flooring.

Bedroom 4 8'1" x 6'

Carpet flooring.

Bathroom 6'2" x 5'7"

W.C., W.H.B., Bath.





Russell Estate Agents for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in employment of Russell Estate Agents Limited has any authority to make or give representation or warranty in relation to this property. (iv) Prices are quoted exclusive of vat (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. All maps are reproduced by Permission of the Ordnance Survey, License No. AU0066915 © Ordnance Survey Ireland / Government of Ireland.

Outside

To the front the property has a lawn area and pathway leading out to the roadway. There is a concrete block wall to the front of the property. There is an access to the back garden via a shared laneway running between the adjacent house. The rear garden is quite spacious and is set out in lawn. There is a Shed in the garden and there is ample room for further extension of the property if so desired.



Location

The property is located just a short walk from the centre of the historic village of Cloyne in East Cork. Cloyne is well serviced with a Church, shops, restaurants as well as a filling station in the village. There is a National School also in the village just a few minutes walk from the property. It is a short drive from the town of Midleton and less than 25 minutes from Cork City.

Services

Water -	Mains
Drainage -	Mains
Heating -	N/A
Broadband / Phone -	Available
Television –	Available



Directions

From Midleton travel the R630 road towards Cloyne. Drive into Cloyne Village and at the cross roads in the centre turn right. Continue down this road for 350 meters and turn right. Continue ahead and Pass the Grotto and a T Junction turn right and the property will be ahead on the left hand side.

Viewing Arrangements

All viewings of this property must be arranged through the selling agents Russell Estate Agents Limited. Our office hours are Monday to Friday 9am to 5pm. We can arrange evening and weekend viewings by prior appointment.

Sales Agent

Michael Russell M.I.P.A.V. M.C.E.I. C.V.
PSRA Licence No. 003399 005760
Office: 021 – 4634133
Mobile: 086 2457470
Email: michael@russellproperty.ie