

6 Westbourne Park,

MAGAZINE ROAD, CORK



HOWARD

Auctioneers, Estate Agents & Valuers



46 South Mall, Cork • Tel 021 424 8654 • Email dan@danhowardsales.com • www.danhoward.ie

4 bed terraced house..

PRIME LOCATION FOR UCC!!

Dan Howard & Co Auctioneers are delighted to offer for sale 6 Westbourne Park to the market. This property is located just 30secs walk from UCC. This is a very nice property and in very good condition throughout. Ideal for a first time buyer looking to live close to the City or an investment property, being so close to UCC. There is a large garden to the rear giving plenty scope to extend if required.

A new gas boiler and heating system was installed recently and the house has also been underpinned and drainage have been replaced.

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY WITH THE SOLE SELLING AGENT.





PROPERTY DETAILS:

Hallway:

Living Room: 3.7m x 3.4m

Kitchen: 2.4m x 2.0m

Downstairs Bedroom: 3.7m x 3.3m

Downstairs WC:

Master Bedroom: 3.4m x 3.0m

Bedroom 2: 3.4m x 3.1m

Bedroom 3: 2.5m x 2.1m

Bathroom: 2.0m x 2.0m



BER: **BER D1**

ASKING PRICE:

**Offers in Excess
of €250,000**



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

DISCLAIMER: Dan Howard & Co. Ltd., for themselves and for the vendors or lessors 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 or tenants, 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 or tenants 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 Dan Howard & Co. Ltd., 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 Dan Howard & Co. Ltd. (v) Dan Howard & Co. Ltd. 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.



SELLING AGENT:

Dan Howard & Co. Ltd., 46 South Mall, Cork

Tel: **021 424 8654 / 087 283 3109**

Email: **dan@danhowardsales.com**

www.danhoward.ie

HOWARD

Auctioneers, Estate Agents & Valuers