

Properties On View



WHAT'S ON VIEW THIS WEEK

Sherry FitzGerald

SATURDAY 31ST OCTOBER

7 WALTHAM ABBEY, OLD QUARTER, BALLINCOLLIG	C1	10.30AM TO 11AM	€430,000
87 FERNWALK, GREENFIELDS, BALLINCOLLIG	B3	11.30AM TO 12PM	€550,000
44 ROCHESTOWN RISE, ROCHESTOWN ROAD	D1	12.30PM TO 1PM	€430,000
18 ABBOTTWOOD DOWNS, MONASTERY ROAD, ROCHESTOWN	C2	1PM TO 1.30PM	€610,000

MONDAY 2ND NOVEMBER

4 WOODBROOK, CASTLEJANE, GLANMIRE D2		5.15PM TO 5.45PM	€230,000
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TUESDAY 3RD NOVEMBER

87 FERNWALK, GREENFIELDS, BALLINCOLLIG	B3	5PM TO 5.30PM	€550,000
18 ABBOTTWOOD DOWNS, MONASTERY ROAD, ROCHESTOWN	C2	5PM TO 5.30PM	€610,000
7 WALTHAM ABBEY, OLD QUARTER, BALLINCOLLIG	C1	5.45PM TO 6.15PM	€430,000

WEDNESDAY 4TH NOVEMBER

PARKGARRIFFE LODGE, LAUREL HILL, MONSKTOWN	C1	4.30PM TO 5.15PM	€485,000
44 ROCHESTOWN RISE, ROCHESTOWN ROAD	D1	5PM TO 5.30PM	€430,000
19 UPPER GLENRICHMOND, GLANMIRE	B3	5PM TO 5.45PM	€565,000

THURSDAY 5TH NOVEMBER

4 WOODBROOK, CASTLEJANE, GLANMIRE D2		5PM TO 5.30PM	€230,000
7 WALTHAM ABBEY, OLD QUARTER, BALLINCOLLIG	C1	5PM TO 5.30PM	€430,000
18 ABBOTTWOOD DOWNS, MONASTERY ROAD, ROCHESTOWN	C2	5.30PM TO 6PM	€610,000

FOR FURTHER DETAILS CALL 021 427 3041

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Turners Cross Cork €210,000

Size: 99 sq m (1,066 sq ft)	Bedrooms: 3
Bathrooms: 1	BER: G

No 21 Mount Pleasant Avenue in Turners Cross would do nicely for a buyer willing to roll up their sleeves and start renovating. Guiding at €210,000, selling agents Timothy Sullivan auctioneers say the bay windowed property has original character and is well located in a mature residential area but needs modernising. Accommodation includes a sitting room and a dining room with high ceilings and original picture rails and a kitchen at the rear. Gardens at front, side and rear.

VERDICT: good character, space and potential

Old world charm and modern comfort at an affordable price

Trish Dromey says location, price and tasty renovations will make this an attractive option for first-time buyers and city employees



A touch of 19th century charm, 21st century comfort and an affordable asking price of €165,000, make 13 Gardiners Hill Avenue a good starter option.

The Victorian end of terrace house has been extensively upgraded in recent years. "It has new bathrooms, a kitchen extension and is now in superb condition. All a new owner has to do is to add some personal touches," says Jackie Cohalan of Cohalan Downing auctioneers.

The three-bed property offers 700 sq ft of living space. At the front there's a small living room with timber flooring and to the rear there's a tiled dining room and a seven-foot square kitchen with timber style units and black and white chequered tiling. The kitchen also has sliding patio doors opening out on to a back patio. During renovations, space was also found for a downstairs WC.

A timber staircase leads to the upper floor which has a shower room and three small bedrooms with sloped ceilings and polished floorboards. With double-glazed windows and



Gardiners Hill Avenue, Cork
€165,000
Size: 65 sq m (700 sq ft)
Bedrooms: 3
Bathrooms: 2
BER: D2
Best Feature: Handy setting

gas central heating the house has a D2 energy rating.

A creative approach has been taken to dispelling the grey gloom which can sometimes be found in back yards. All the walls have been painted purple and the owners have put in a paved patio with a pagoda and gravelled the remainder of the area. Auctioneers say on-street parking is available, and Ms Cohalan expects good interest, noting the attractions include the charm and condition as well as the fact that it's within walking distance of the city centre.

VERDICT: A ready-to-go pad for a city employee.

Perfect pad for local professionals

Trish Dromey says this two-bed would suit a carefree couple or singleton

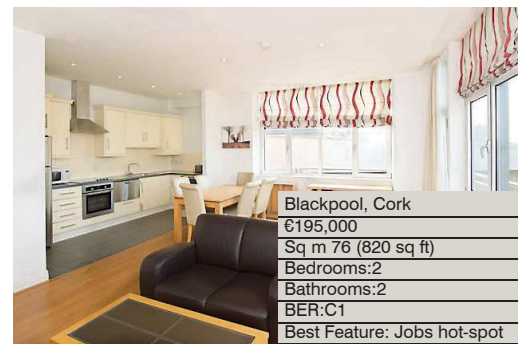


MODERN high-rise living at 24 Heron Gate in Blackpool has much to recommend it to a care-free couple or to a single person.

Situated smack-bang in the middle of amenities, offices and shops in Blackpool Retail Park, this is a sixth-floor two-bed apartment with 820 sq ft of accommodation. Seeking offers of €195,000, agents Sherry FitzGerald say it's finished to a high standard with modern appliances and fittings. It comes with a space in the multi-story car park and a large decked balcony with city and rural views.

Accommodation includes a 20' x 20' dining/living room/kitchen with timber flooring, large windows and cream kitchen units with integrated appliances. Off this room is a corner balcony with a glass railing.

There's also a utility room, a bathroom and two bed-



Blackpool, Cork
€195,000
Sq m 76 (820 sq ft)
Bedrooms: 2
Bathrooms: 2
BER: C1
Best Feature: Jobs hot-spot

rooms, including one with an en suite shower room. Fitted with gas central heating and PVC double-glazed windows, the property has a good C1 energy rating.

When the seven/eighth floor 28-apartment complex was built ten years ago, it was for a brief time the highest apartment building in the city. Auctioneer Gillian McDonnell says that the complex which was developed by the Love family's Shipton Group and built by PJ Hegarty & Sons, is still considered one of the best in the city: "The location in the centre of Blackpool and the quality of the building are strong selling points and we are getting good interest."

Earlier this year, No 27 a three bed penthouse apartment sold for €260,000.

VERDICT: The perfect pad for the employees of local companies such as Xanadu or Apple