



“The Property Auction Experts”

For Sale by Public Auction

(Unless previously sold)

On Thursday 16th June 2011 @ 3pm

At

Duchess Suite

Imperial Hotel, South Mall, Cork

**Superb portfolio of Residential Properties.
Selection of townhouses and apartments located in popular locations
in Cork & Kerry:**

**2 X Three Bedroom Townhouse at The Court,
Compass Quay, Kinsale, Co. Cork**

**1 X Two Bedroom Apartment at The Genoa, Harty's
Quay, Rochestown, Cork**

**1 X Two Bedroom Apartment at The Oaks, The
Avenue, Countess Road, Killarney, Co. Kerry**

Exceptional Rental Income !

Please note this is not a forced sale, Owner is restructuring his Asset Portfolio

**Please contact Denis A. Barrett Auctioneers for further information
& viewings**



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FOR SALE

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**No. 2: Three Bedroom Townhouse’s
No 45 & No 47
The Court
Compass Quay
Kinsale
Cork**



The ‘Compass Quay’ development is situated on a wonderful maritime site adjacent to the main ‘Bandon River’ estuary. Located within walking distance of the town centre, it still boasts the tranquillity of a peaceful seaside location. Compass Quay is one of Kinsale’s most exclusive developments. This is a chance to acquire these No. 2 good sized three bedroomed town houses. Beautiful three bedroom properties finished to the highest of standards and are fully furnished living in one of the most sought after places on the south coast of Ireland.

No. 45 & No. 47 The Court, Compass Quay, Kinsale, Co. Cork Contd.:

RESUME:

Entrance Hall:

Tiled floor, curtains
central light,
radiator, window

Kitchen/Dining:

Tiled floor, floor & eye
level kitchen units,
Central light, radiator
Window

Living Room:

Tiling, Curtains,
Fireplace, central light
radiator, window

Bathroom:

Tiled floor and walls,
Bath with shower
overhead, central light
Window

Bedroom 1:

Carpet, central light,
wardrobes, window

No. 45 & No. 47 The Court, Compass Quay, Kinsale, Co. Cork Contd.:

Bedroom 3:

Carpet, central light,
wardrobes, window

Ensuite:

Tiling, electric shower,
Two piece suite

Bedroom 2:

Carpet, central light,
wardrobes, window

FEATURES:

- ❖ Quiet Residential Area
- ❖ P.V.C. double glazed windows
- ❖ Only 20 minute drive from Cork International Airport
- ❖ Walking distance to the town centre
- ❖ State of the art gas central heating system

GENERAL:

- ❖ Current monthly rental income: €900 per month for each townhouse
- ❖ Annual Block Management Fess €N/A





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**2 Bedroom Apartment,
9A The Oaks, The Avenue,
Countess Road,
Killarney,
Co. Kerry**



Beautiful, bright and stylish two bedroom apartment situated on the second floor, part of the exclusive avenue apartment's development. This luxury apartment is excellently located in this highly desirable area just a short stroll from Killarney town. Finished to a very high standard throughout.

These particulars are issued by Denis A. Barrett Auctioneers & Property Consultants on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the Particulars and Terms of the Property referred to or for any expense that may be incurred in visiting same should it prove unsuitable, or to have let, sold or withdrawn.

Apartment 9A, The Oaks Avenue, Countess Road, Killarney, Co. Kerry:

Located on the Countess Road, the property is only a short stroll from Killarney town centre and all its amenities. This apartment comes with its own designated parking space. The property is finished to the highest of standards with many attractive features throughout. Accommodation consists briefly of the following:

Entrance Hall:

Spacious, solid oak timberflooring, intercom with audio visual picture.

Living/dining room: 5.65 X 3.95

Solid oak timber flooring ,central light, 2 power points, t.v point, radiator

Kitchen: 3.35 X 2.10

Tiled floor, 2 power points, floor and eye levelunits, all Bosch integrated
Stainless steel appliances,fridge/freezer,dishwasher,electric,oven/hob,
extractor,microwave & recessed light fittings.

Bedroom 1: 3.35 X 2.835

Solid oak timber floor,central light, 2 power points, fitted wardrobes& radiator.

Bedroom 2: 2.70 X 2.50

Solid oak timber floor,central light, radiator, 2 power points,fitted wardrobes .

Bathroom: 2.40 X 1.60

Tiled floor and walls, bath with shower, wash hand basin, heated towelrail, hotpress.

En-suite: 2.00 X 1.80

Tiled floor, central light,under floor heating.

Apartment 9A, The Oaks Avenue, Countess Road, Killarney, Co. Kerry:

Features:

- Bright & Stylish Apartments
- Short Stroll from town centre
- Finished to a very high standard
- Showhouse condition
- Built in Wardrobes
- Under floor heating in all bathrooms
- Wooden floors & tiling throughout
- Designated parking space
- Highly Desirable Location
- Just a stone throw from Killarney railway station
- Designer features and furniture throughout

GENERAL:

- Current monthly rental income: €750 per month
- Annual Block Management Fess €To be Confirmed





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FOR SALE

By Public Auction

Apt. 50, The Genoa

Hartys Quay,

Rochestown,

Co. Cork



Harty’s Quay is one of Corks most exclusive developments. This is a chance to acquire this good sized two bedroomed apartment, which takes city living to a new level. A beautiful two bedroom apartment finished to the highest of standards and is fully furnished. This apartment is part of a waterfront development on the Rochestown Road.

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Apt. 50, The Genoa, Hartys Quay, Rochestown, Co. Cork

RESUME:

<i>Entrance Hall:</i>	11.09 x 4.00	Solid doors, fitted alarm, Solid Wooden floor, Insert lighting, Intercom, Hall press.
<i>Living Room/:</i>	7.14 x 5.05	Solid wood floors, patio Doors to balcony, Insert lighting Floor and eye level Fitted wood kitchen, Oven, Dishwasher, Washing Machine/Dryer, TV point, Power point, phone line radiator x 2,
<i>Kitchen:</i>	2.42 x 2.05	
<i>Bathroom:</i>	1.22 x 3.13	Tiled floor bath & Shower, Fan extractor, Press, whb, wc.
<i>Bedroom 1:</i>	5.51 x 3.15	Solid wooden floor, Window, large built in wardrobe, insert lights Power point, radiator.
<i>Ensuite:</i>	1.85 x 1.5	Tiled floor & shower, Electric shower, wc, Whb.
<i>Bedroom 2:</i>	3.75 x 3.82	Built in wardrobe, insert Lighting, window, solid wood floor, Radiator.



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Apt. 50, The Genoa, Hartys Quay, Rochestown, Co. Cork

FEATURES:

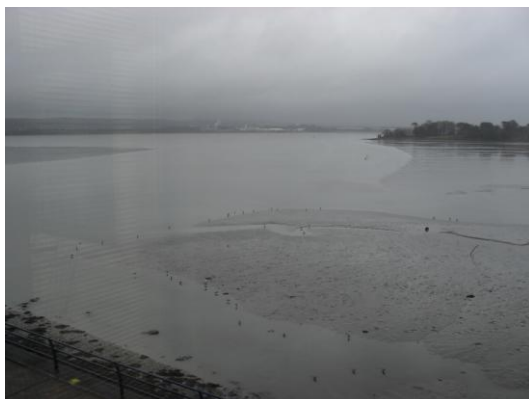
- ❖ Finished to a very high Standard with solid wood floors throughout.
- ❖ Double glazed windows.
- ❖ Balcony overlooking landscaped gardens.
- ❖ One appointed car space & secure gated entrance & guest spaces.
- ❖ Development on estuary with manicure gardens.
- ❖ Gas Central heating.

GENERAL:

- Current monthly rental income: €800 per month
- Annual Block Management Fess €1250

DIRECTIONS:

From Cork city centre take the link road towards the Kinsale road roundabout. Head towards the Jack Lynch Tunnel, take the 3rd exit for Carrigaline/Ringaskiddy, and keep left for Rochestown. At roundabout turn left onto the main Rochestown Road. Keep straight. You will see a set of pedestrian traffic lights and the entrance of Harty's Quay is the next left before the Rochestown Inn.



Viewing Strictly By Appointment Only