

# Woodlands

Castleblagh o Ballyhooly o Co. Cork o P51 F5P1



**BER** Pending



## 4 Bedroom Detached House

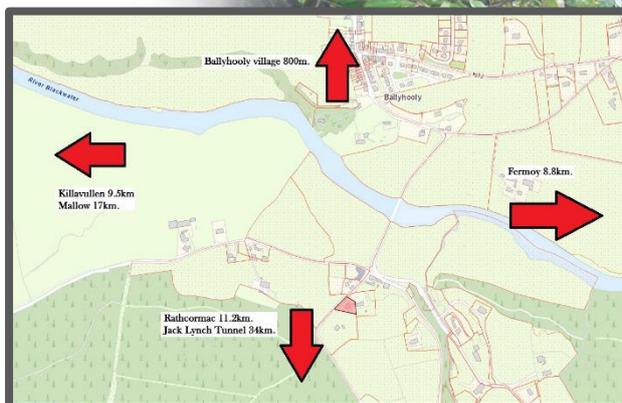
**Guide €295,000**

Michael Dorgan Auctioneers & Valuers are delighted to present this superb family home to the market. A much loved family home, maintained & presented with the upmost care & quality. Situated on a prominent elevated site overlooking the River Blackwater 800metres from the village. Backing onto farmland & rolling countryside. 10minutes from J15 of the M8.

## Location:



Located just off the N72, 800metres from the amenities of Ballyhooly village, 7minutes from Fermoy, 15minutes from Mitchelstown. The M8 Motorway is easily accessed at Junction 15 (10 minutes), with the property just 30minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from a picturesque scenic location with the most superb countryside views. Fishing, hill walking & equestrian activities are all close-by.



# Accommodation:

## Entrance hallway:

3.05m x 1.85m

(10' x 6' 1'')

- Timber floor.
- Power points.
- Radiator.

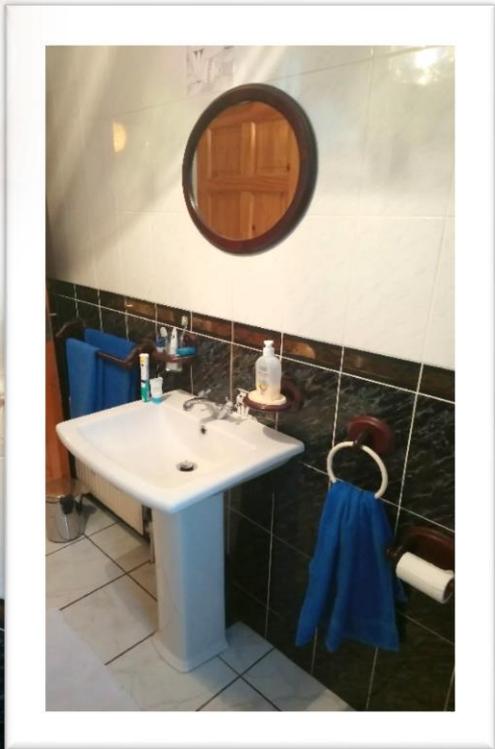
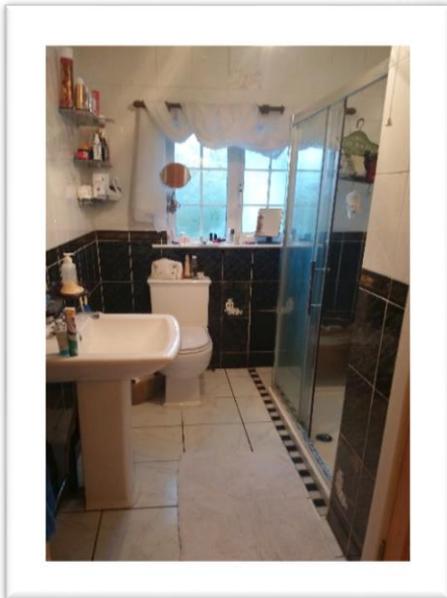


## W/C:

3.18m x 1.75m

(10' 5'' x 5' 9'')

- WHB & Toilet
- Radiator & hotpress.
- Ceramic floor tiles.
- Tiled floor to ceiling.
- Double threshold shower.



**Livingroom:**

4.37m x 3.63m

(14' 4" x 11' 11")

Feature open fireplace, marble heart.

- Cornicing & rose.
- Light fitting.
- Timber floor.
- Power points.
- Radiator.



**Reception:**

6.73m x 3.58m

(22' 1" x 11' 9")

Back Boiler stove, granite heart.

- Ceramic floor tiles.
- Power points.
- Radiators.
- Panelled vaulted ceiling.
- Recessed lighting.



**Kitchen/dining room:**

3.91m x 3.15m

(12` 10`` x 10` 4``)

Painted wall & floor Kitchen units with neutral work surfaces.

- Stainless hot/cold sink.
- Tile back splash.
- Radiator & Power points.
- Ceramic floor tiles.
- Light fitting.



**Utility:**

3.20m x 1.88m

(10` 6`` x 6` 2``)

- Plumbed for utilities.
- Wall units.
- Ceramic floor tiles.
- Power points.



### **Bedroom 1:**

3.58m x 3.43m

(11' 9" x 11' 9")

- Timber floor.
- Radiator.
- Power points.



### **Ensuite:**

2.26m x 81.28m

(7' 5" x 2' 8")

- WHB & Toilet.
- Shower.
- Ceramic floor tiles.
- Tiled floor to ceiling.



### **Bedroom 2:**

3.73m x 3.20m

(12' 3" x 10' 6")

- Timber floor.
- Power points.
- Radiator.
- Built in wardrobe.



**Bedroom 3:**

3.71m x 2.74m

(12' 2" x 9')

- Timber floor.
- Power points.
- Radiator.



**Bedroom 4:**

3.71m x 2.74m

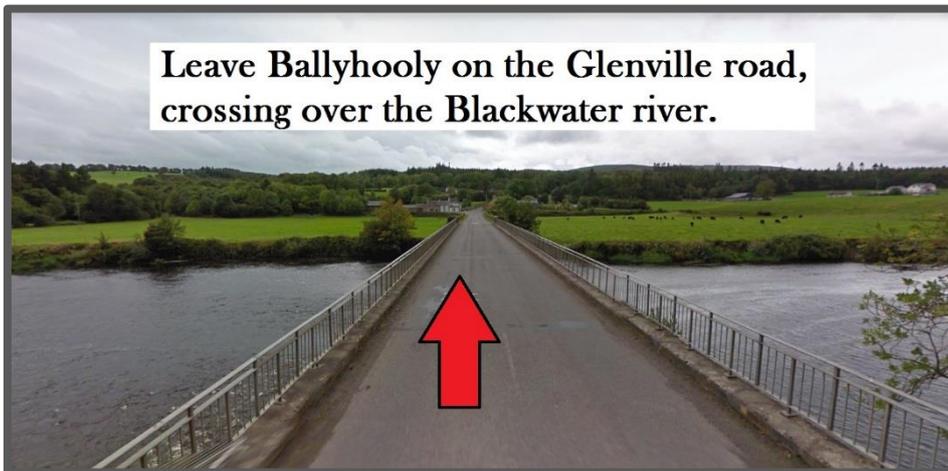
(9' 1" x 8")

- Timber floor.
- Power points.
- Radiator.



# Directions:

Leave Ballyhooly on the Glenville road,  
crossing over the Blackwater river.



At roundabout, continue straight ahead.



Second house on the LHS.



WOODLANDS

CASTLEBLAGH

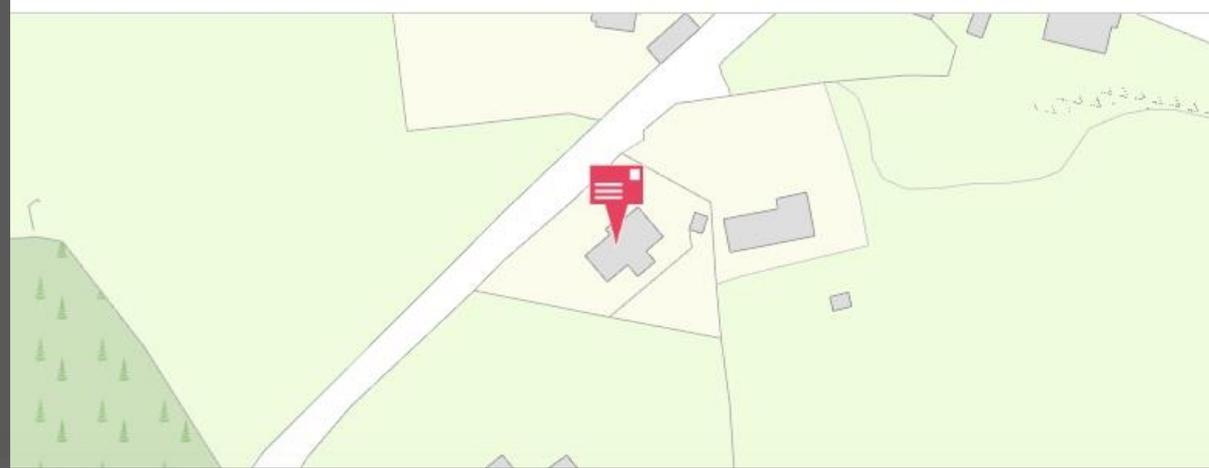
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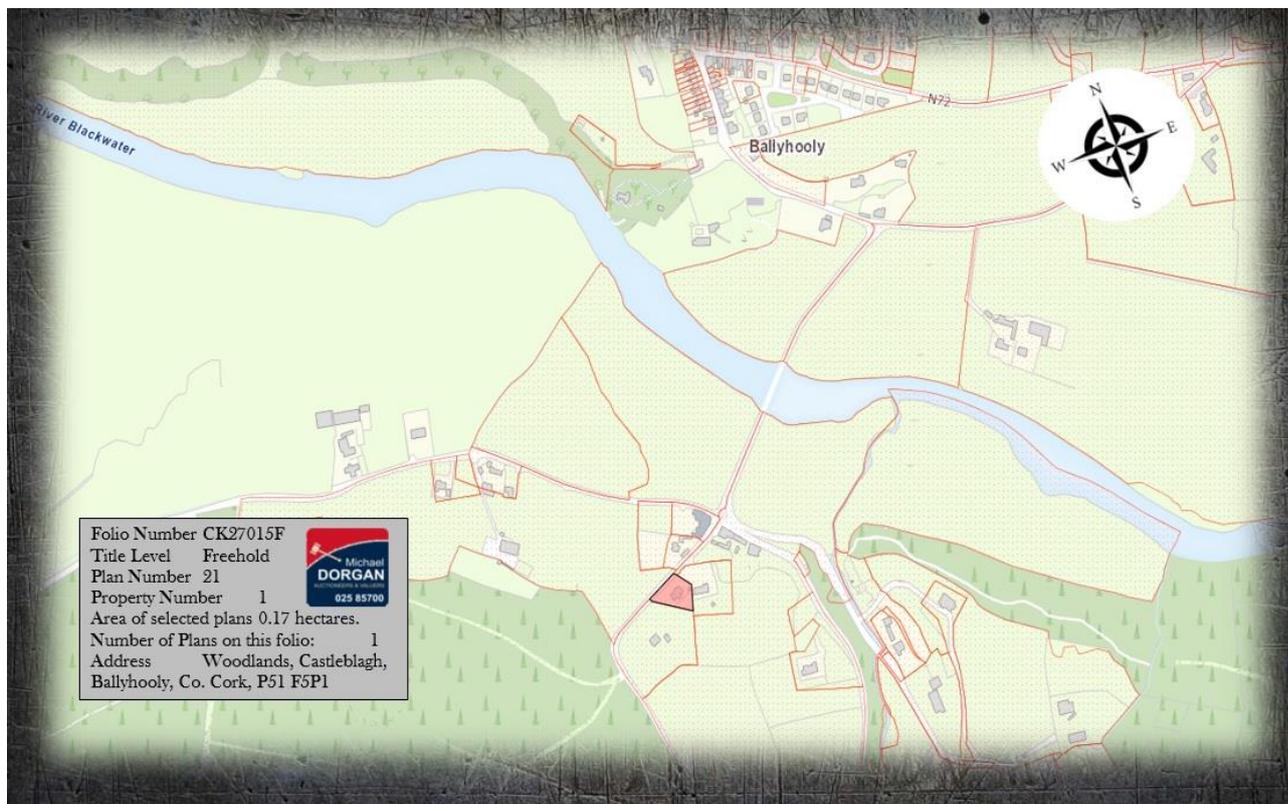
**P51 F5P1**

Eircode found

[Address Query?](#)



# Documents:



# Floor plans:





# Terms:



**Guide: €295,000**

This well-located property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with sole agents:

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Mitchelstown  
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Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing:** Strictly by Appointment only.



**BER Pending**

**Building Energy Rating**

**BER:**

**BER No.**

**EPI:** kWh/m<sup>2</sup>/yr

Full BER Certs & Advisory reports available on request.

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