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Spittle

Ballylanders o Co. Limerick o V35 FF68

daft.ie

BER Pending



Guide: €125,000

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork

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michaeldorgan.ie



PSR Licence
No: 002337





Features

For Sale by Private Treaty

A superb opportunity to purchase a family home excellent condition just 1.2km from Ballylanders

- 3-bedroom detached house.
- C.92.68m² /998sqft.
- 40minutes from the Jack Lynch Tunnel & Limerick.
- Generous C.1.12 acre site.
- Garage & outbuilding.
- OFCH & septic tank.

Accommodation

Porch

2.4m x 1.36m
7' 11" x 4' 6"

Entrance hallway

2.26m x 0.99m
7' 5" x 3' 3"

Kitchen

3.66m x 2.21m
12 x 7' 3"

Dining

4.54m x 3.27m
14' 11" x 10' 9"

Livingroom

4.46m x 2.94m
14' 8" x 9' 8"

Bathroom

2.54m x 2.30m
8' x 7' 6"

Bedroom 1

4.35m x 3.33m
14' 3" x 10' 11"

Ensuite

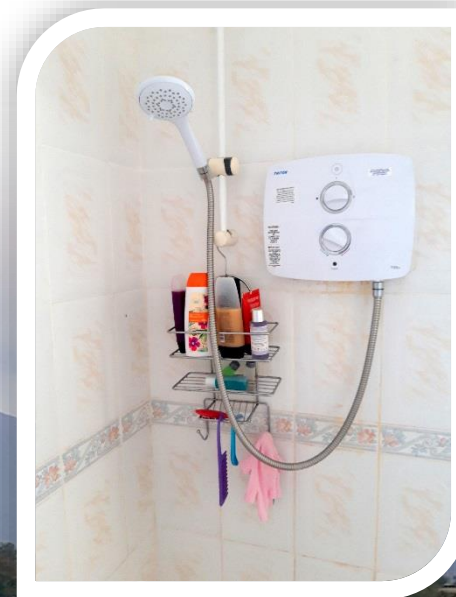
1.27m x 1.19m
4' 2" x 3' 11"

Bedroom 2

4.31m x 3.17m
14' 2" x 10' 5"

Bedroom 3

3.30m x 3.23m
10' 10" x 10' 7"





Building Energy Rating

BER/DEC

Address

SPITTLE
BALLYLANDERS
KILMALLOCK
CO. LIMERICK

Date Of Issue

23-05-2018

Type Of Rating

Existing Dwelling

Date Valid Until

23-05-2028

DEAP Version

3.2.1

Building Energy Rating

E2 368.74 (kWh/m²/yr)

BER/DEC Number

105508527

CO2 Emissions Indicator

94.9 (kgCO₂/m²/yr)

MPRN

10009365729

Dwelling Details

Dwelling Type:

Detached house

Floor Area:

92.69 (m²)

Main Space Heating Fuel:

Oil

No. of Storeys:

1

Wall Type:

Mixed Masonry/Timber

Main Space Heating Efficiency:

83.2%

Year of Construction:

1930

Glazing Type:

Double Glazing

Main Water Heating Fuel:

Oil

Main Water Heating Efficiency:

83.2%

Directions

SPITTLE

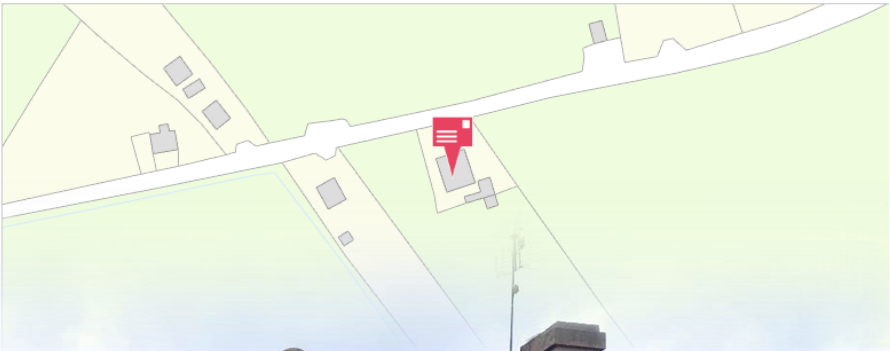
BALLYLANDERS

CO. LIMERICK

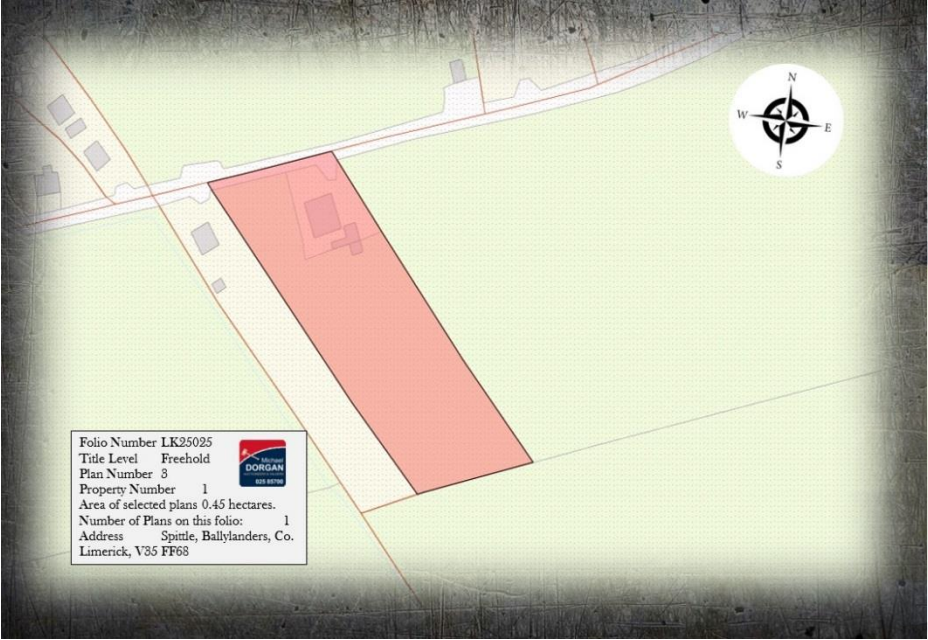
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Site





www.michaeldorgan.ie



Viewing

Strictly by appointment with sole agent.



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