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Spittle

Ballylanders o Co. Limerick o V35 FF68

daft.ie

BER Pending

FOR SALE



Michael DORGAN
AUCTIONEER & VALUER

025 85700

daft.ie
myhome.ie
Lic. No. 202337

Guide: €125,000

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

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PSR Licence
No: 002337




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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"

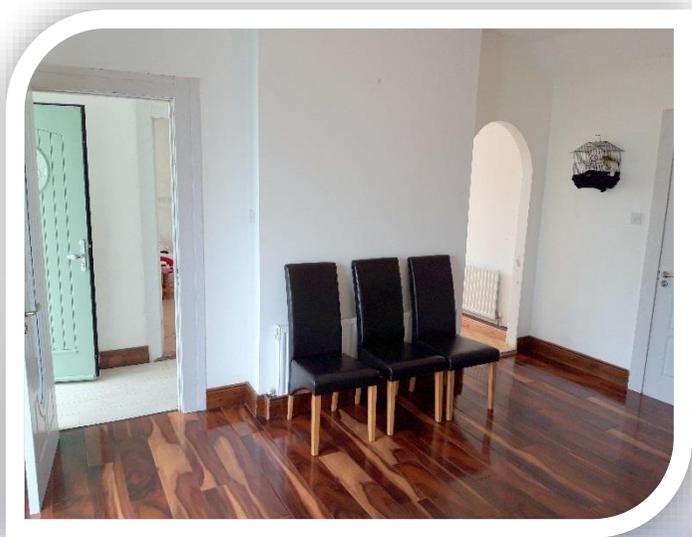
Bathroom
2.54m x 2.30m
8' x 7' 6"

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
Building Energy Rating E2 368.74 (kWh/m ² /yr)	Date Valid Until 23-05-2028	DEAP Version 3.2.1
CO2 Emissions Indicator 94.9 (kgCO ₂ /m ² /yr)	BER/DEC Number 105508527	MPRN 10009365729

Dwelling Details		
Dwelling Type: Detached house	Floor Area: 92.69 (m ²)	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

V35 FF68 ← Eircode found

[Address Query ?](#)



Site





www.michaeldorgan.ie



Viewing

Strictly by appointment with sole agent.



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Appliances freestanding & built in are not part of this sale.