

myhome.ie

property.ie

daft.ie

michaeldorgan.ie

Manderley

Duntaheen • Fermoy • Co. Cork • P61 E898

BER Pending



Guide: €290,000

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

www.michaeldorgan.ie

Tel: 025 85 700 Fax: 025 85 708 Email: info@michaeldorgan.ie

michaeldorgan.ie



PSR Licence
No: 002337

PSRA
PROPERTY SERVICES
REGULATORY AUTHORITY



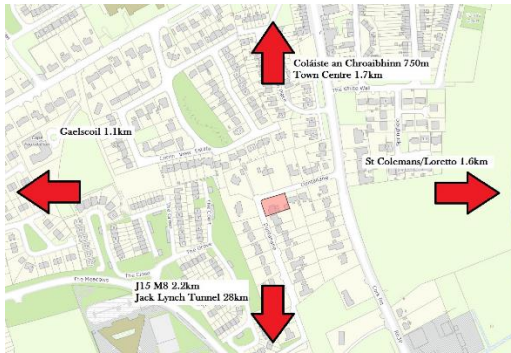




Features

For Sale by Private Treaty

- 5-bedroom detached house.
- Circa. 204.06m² / c.2,196sqft
- Substantial c.0.30-acre site.
- Detached garage.
- GFCH. Mains water & sewerage.
- J15 M8 Motorway 2minutes.
- Jack Lynch Tunnel 20mins.



Accommodation (Ground floor)

Lobby
1.77m x 0.98m
3' 10" x 3' 7"
Marble tile, light fitting.

Entrance hallway
4.22m x 1.42m
13' 10" x 4' 8"
Quality carpet, under stairs storage, power points, radiator.

Livingroom
8.38m x 3.57m
27' 6" x 11' 9"
Natural stone fireplace with built in storage & wrought iron details, quality carpet, power points, radiators, light fittings (wall).

Reception room
4.57m x 3.94m
15' x 12' 11"
Natural stone open fireplace with granite heart, power points, radiator, light fitting, panelled ceiling, timber floor.

Kitchen/ Dining room
7.76m x 3.27m
25' 6" x 10' 9"
Natural wall & floor units with neutral work surfaces and tile back splash, extractor fan, plumbed for dishwasher, power points, floor tiles, sky light, built in storage/display cabinets, radiator.

Utility/WC
2.54m x 1.70m
8' 4" x 5' 7"
Wall & floor units, plumbed for utilities, extractor fan, ceramic floor tiles, WHB & toilet, mains shower, radiator, tiled around sink & shower, sky light.

W/C
2.1m x 1.6m
6' 11" x 5' 3"
Marble tile, tiled behind sink, WHB & toilet, radiator.

Sunroom
Ceramic floor tiles, wall panelling, power points.

Back hallway
3.88m x 2.26m
13' 2" x 7' 5"
Quality carpet, power points, radiator,
(excellent disabled access with french doors & wide hallways to bedrooms one and two.)

Bedroom 1
3.99m x 3.67m
13' 1" x 12' 1"
Quality carpet, power points, radiator, tv point.

Ensuite
2.38m x 1m
7' 10" x 3' 4"
Ceramic floor tiles, tiled floor to ceiling, WHB & toilet, double threshold shower, wall cabinet, water heater.

Bedroom 2
3.71m x 3.57m
12' 2" x 11' 9"
Vinyl flooring, power points, radiator, telephone point.

(First floor)

Bedroom 3
4.15m x 3.58m
13' 8" x 11' 9"
Carpet, power points, radiator, built in shelving.

Ensuite
2.63m x 1.46m
8' 8" x 4' 9"
Ceramic floor tiles, WHB & toilet, doubled threshold shower (elec), extractor fan, tiled floor to ceiling.

Bathroom
Floor tiles, vanity with tile work surface & back splash, bathtub, toilet, tiled to border.

Bedroom 4
3.12m x 2.5m
10' 3" x 8' 3"
Carpet, power points, radiator.

Ensuite
3.18m x 1.65m
10' 5" x 5' 5"
Ceramic floor tiles, tiled floor to ceiling, WHB & toilet, extractor fan, shaving light shower.

Bedroom 5
3.88m x 2.26m
12' 9" x 11' 8"
Built in storage & vanity,
power points, carpet, radiator.





Building Energy Rating

BER/DEC

Address

MANDALAY
CORK ROAD
FERMOY
CO. CORK

Date Of Issue

29-12-2018

Type Of Rating

Existing Dwelling

Date Valid Until

29-12-2028

DEAP Version

3.2.1

Building Energy Rating

F 441.56 (kWh/m²/yr)

BER/DEC Number

111660759

MPRN

10006849512

CO2 Emissions Indicator

94.31 (kgCO₂/m²/yr)

Download Advisory Report

Dwelling Details

Dwelling Type:

Detached house

Floor Area:

204.06 (m²)

Main Space Heating Fuel:

Gas

No. of Storeys:

2

Wall Type:

Masonry

Main Space Heating Efficiency:

78.3%

Year of Construction:

1950

Glazing Type:

Single / Double Glazing

Main Water Heating Fuel:

Gas

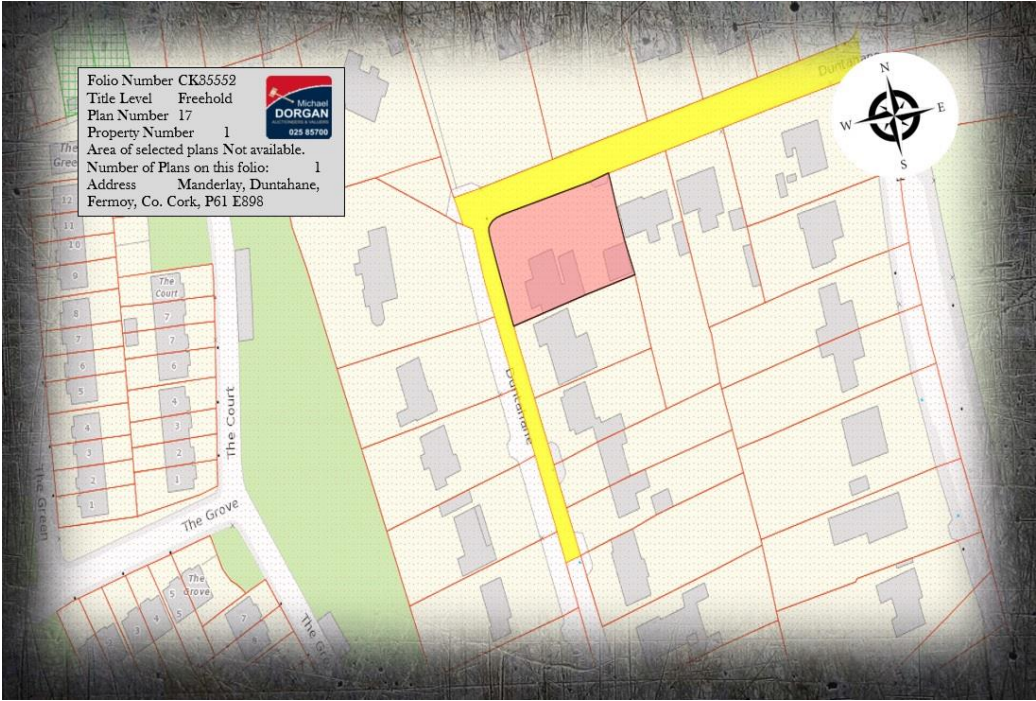
% Low Energy Lighting:

20%

Main Water Heating Efficiency:

78.3%

Site



Directions





Viewing

Strictly by appointment with sole agent.

www.michaeldorgan.ie



Michael Dorgan Auctioneers & Valuers

Baldwin Street,
Mitchelstown,
Co. Cork
info@michaeldorgan.ie
+353 (0)25 85 700



Important Notice: The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for sale subsequently entered into. (subject to contract/contract denied).

Information gathered from public sources may be subject to copy write, we are happy to acknowledge same if it becomes known to us. Any form of this brochure may not be reused without our prior permission

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

