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# Manderley

**BER** Pending

Duntaheen • Fermoy • Co. Cork • P61 E898



*Guide: €290,000*

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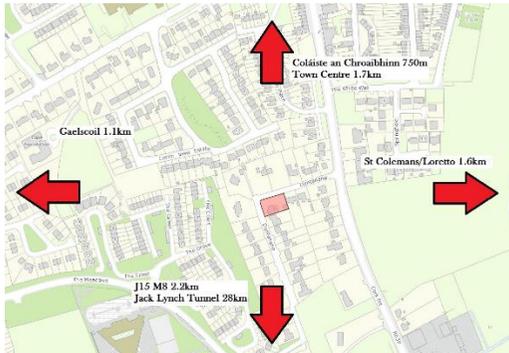




# Features

## For Sale by Private Treaty

- 5-bedroom detached house.
- Circa. 204.06m<sup>2</sup> / 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.



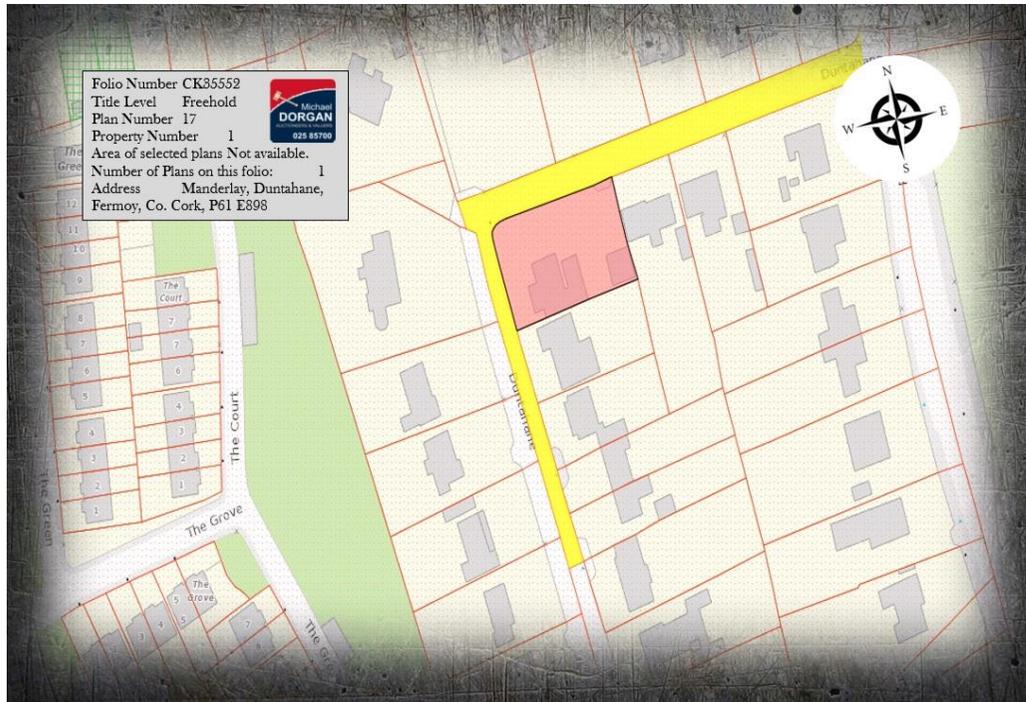


# Building Energy Rating

BER/DEC		
Address MANDALAY CORK ROAD FERMOY CO. CORK	Date Of Issue 29-12-2018	Type Of Rating Existing Dwelling
Building Energy Rating <b>F 441.56</b> (kWh/m <sup>2</sup> /yr)	Date Valid Until 29-12-2028	DEAP Version 3.2.1
CO2 Emissions Indicator 94.31 (kgCO <sub>2</sub> /m <sup>2</sup> /yr)	BER/DEC Number 111660759	<a href="#">Download Advisory Report</a>
	MPRN 10006849512	

Dwelling Details		
Dwelling Type: Detached house	Floor Area: 204.06 (m <sup>2</sup> )	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](http://www.michaeldorgan.ie)*



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

