

Knockatrisnane

Kilworth. Co. Cork . P61 A521

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Guide: €295,000

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

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PSR Licence
No: 002337

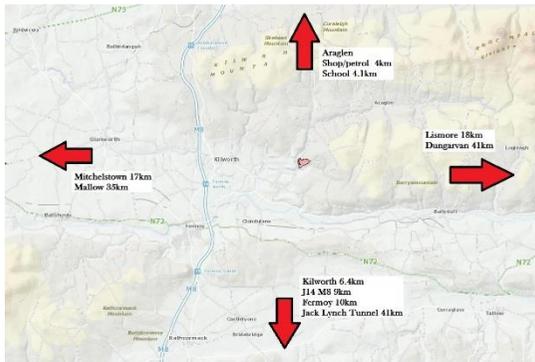




Features

For Sale by Private Treaty

- 4-bedroom detached house.
- C.201m² / c.2,165sqft
- Substantial mature garden. C.1.5 acres.
- GFCH.
- Well water, septic tank.
- Jack Lynch Tunnel just over 35minutes.
- 5 minutes from the amenities of Kilworth village.
- Bespoke joinery throughout.



Accommodation

Ground floor

Entrance hallway

5.87m x 2.06m
19' 3" x 6' 9"
Timber floor, power points, radiator, wall lighting.

Livingroom

5.18m x 4.27m
17' x 14'
Vaulted height ceiling (4.17m/ 13' 8") with velux type window. Feature stone hearth with timber open fireplace. Timber floor, power points, radiator.

Kitchen/ Dining room

7.06m x 5.13m
23' 2" x 16' 10"
Vaulted height ceiling (4.17m/ 13' 8") with velux type windows. Wall & floor kitchen units with dark work surfaces, stainless double sink, tile back splash. Integrated oven & hob, extractor fan, integrated dishwasher, integrated fridge freezer, light fittings, solid fuel stove, bespoke staircase in wrought iron & timber balustrade, ceramic floor tiles, power points & radiators.

Utility Room

3.07m x 2.77m
10' 1" x 9' 1"
Wall & floor kitchen units with dark work surfaces, stainless double sink, tile back splash, plumbed for utilities, ceramic floor tiles, radiator.

Bathroom

3.3m x 2.11m
10' 10" x 6' 11"
Ceramic floor tiles, wall tiles, whb & toilet, separate electric shower, extractor fan, radiator

Master Bedroom

4.37m x 3.3m
14' 4" x 10' 10"
Timber floor, power points, radiator, double doors into bedroom 2 to facilitate wardrobe/office/nursery.

Ensuite

2.69m x 1.30m
8' 10" x 4' 3"
Ceramic floor tiles, whb & toilet, wetroom mains shower, radiator.

Bedroom 2

3.28m x 3.2m
10' 9" x 10' 6"
Timber floor, power points, radiator, double doors into bedroom 1 to facilitate wardrobe/office/nursery.

Bedroom 3

3.2m x 2.99m
10' 6" x 9' 10"
Timber floor, power points, radiator

Bedroom 4

3.71m x 3.28m
12' 2" x 10' 9"
Timber floor, power points, radiator

Hot press

9.21m x 1.96m
9' 2" x 6' 5"
Ceramic floor tiles, power points/

First floor

Mezzanine/landing area

11.18m x 4.78m
36' 8" x 15' 8"
Timber floor, velux type windows, power points, recessed lighting.





Building Energy Rating

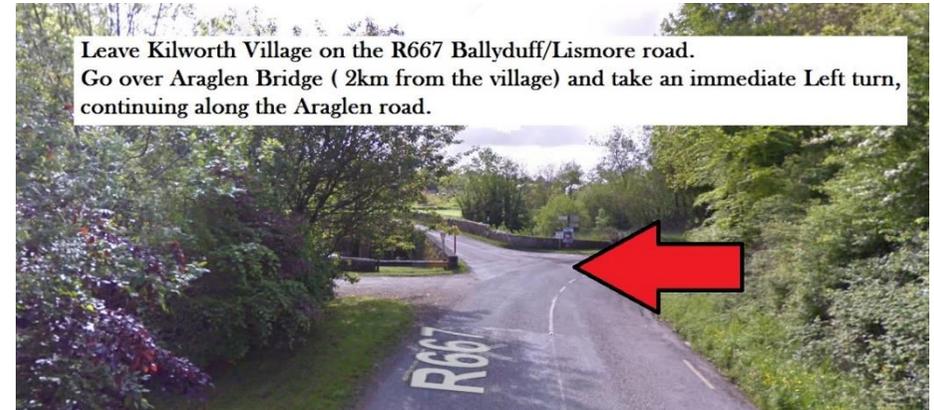
BER/DEC		
Address KNOCKATRASNANE KILWORTH CO. CORK	Date Of Issue 17-07-2018	Type Of Rating Existing Dwelling
Building Energy Rating C1 164.41 (kWh/m ² /yr)	Date Valid Until 17-07-2028	DEAP Version 3.2.1
CO2 Emissions Indicator 36.22 (kgCO ₂ /m ² /yr)	BER/DEC Number 111265161	Download Advisory Report
	MPRN 10302774428	

Dwelling Details		
Dwelling Type: Detached house	Floor Area: 201.16 (m ²)	Main Space Heating Fuel: Gas
No. of Storeys: 2	Wall Type: Mixed Masonry/Timber	Main Space Heating Efficiency: 90.6%
Year of Construction: 2009	Glazing Type: Double Glazing	Main Water Heating Fuel: Gas
	% Low Energy Lighting: 50%	Main Water Heating Efficiency: 90.6%

Site



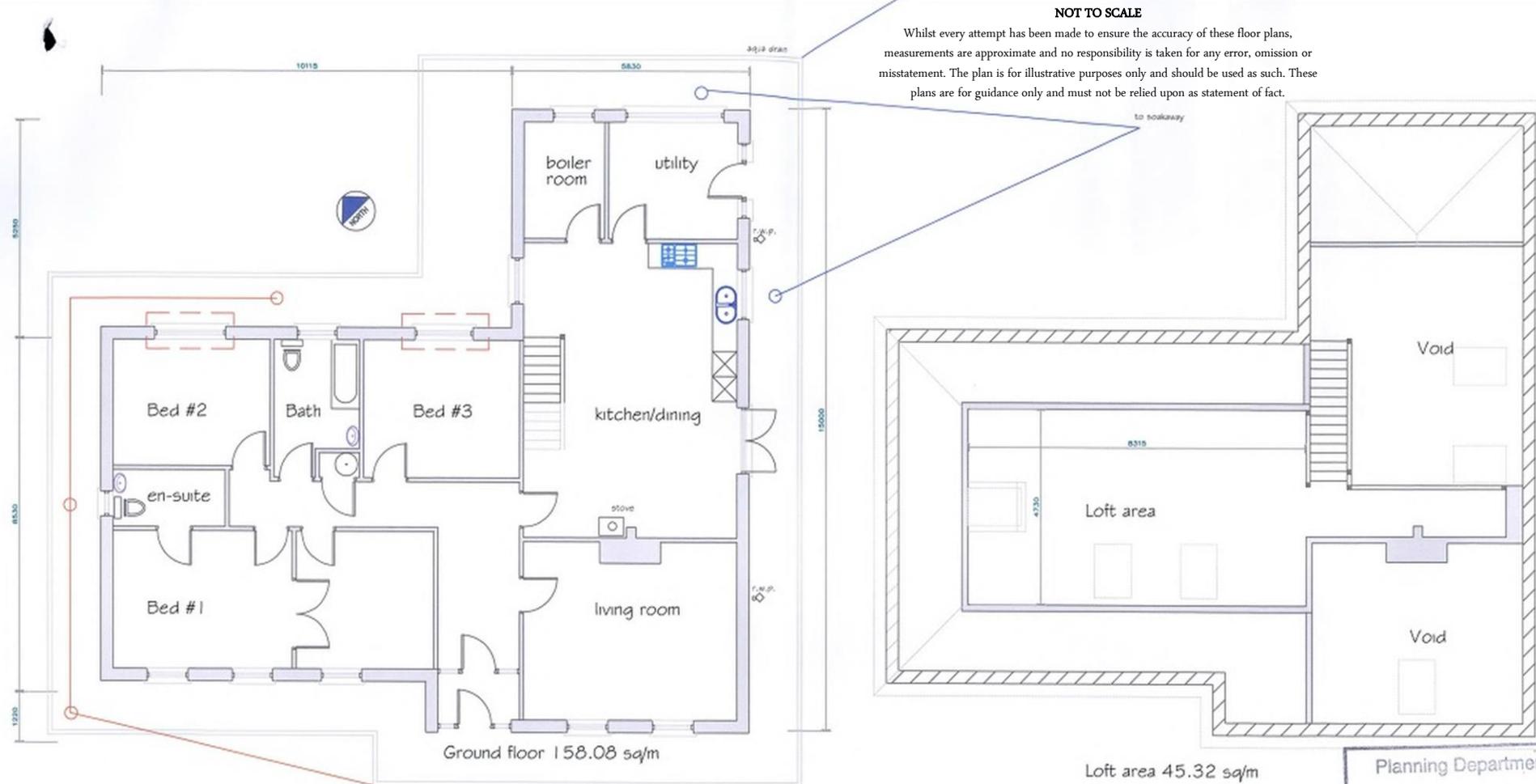
Directions



- Planning ref numbers**
- 18/5969
 - 04/8864

KNOCKATRISNANE	
KILWORTH	
CO. CORK	
P61 A521	Eircode found
Address Query?	





Viewing

www.michaeldorgan.ie

Planning Department
26 JUL 2018
Cork County Council

Strictly by appointment with sole agent.



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Appliances freestanding & built in are not part of this sale

