

Knockatrisnane

Kilworth • Co. Cork • P61 A521

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BER C1

Guide: €295,000

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

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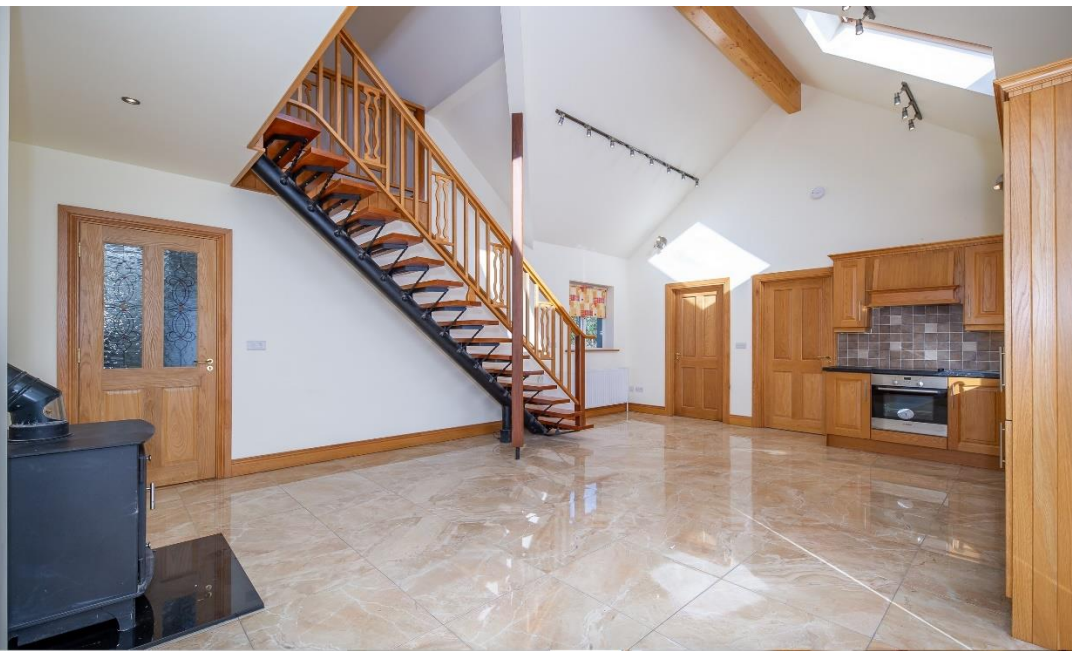


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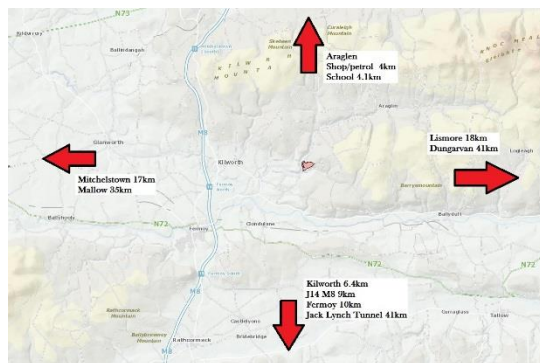
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Features

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

Date Valid Until

17-07-2028

DEAP Version

3.2.1

Building Energy Rating

C1 164.41 (kWh/m²/yr)

BER/DEC Number

111265161

CO2 Emissions Indicator

36.22 (kgCO₂/m²/yr)

MPRN

10302774428

Download Advisory Report

Dwelling Details

Dwelling Type:

Detached house

Floor Area:

201.16 (m²)

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%

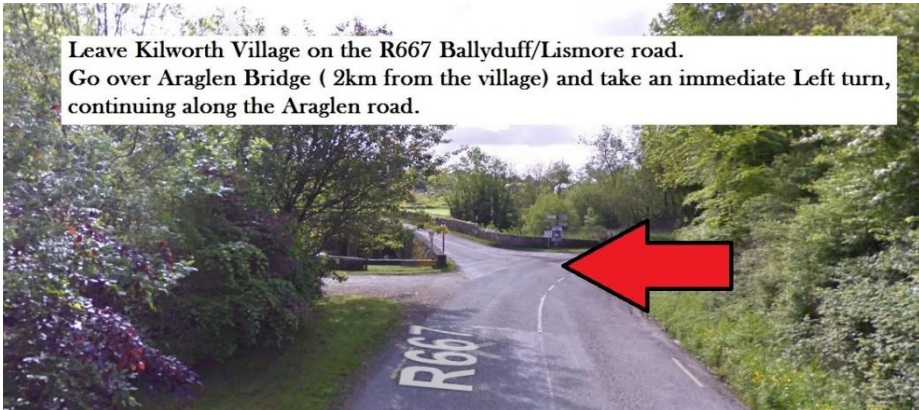
Main Water Heating Efficiency:

90.6%

Site



Directions



Planning ref numbers

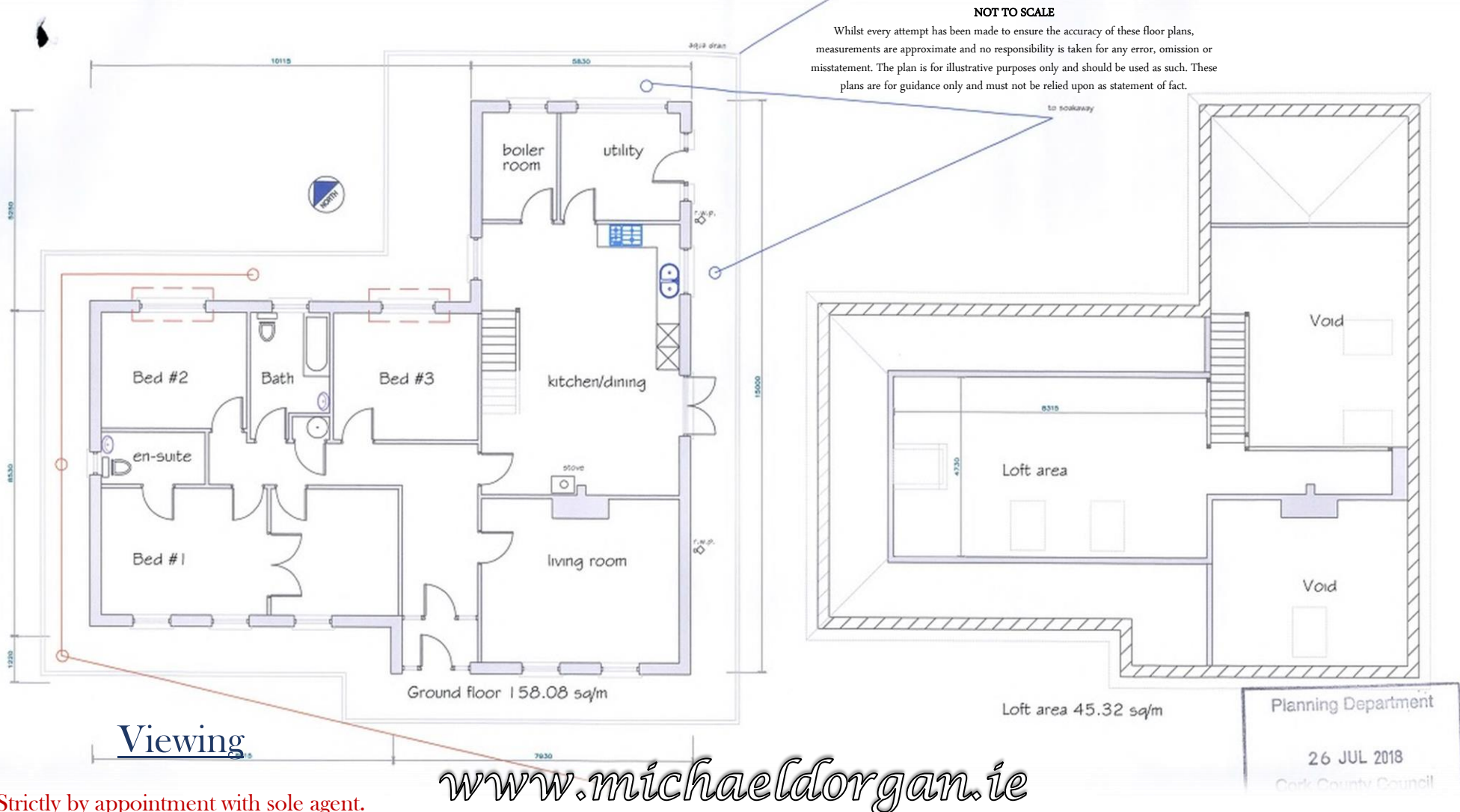
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KILWORTH
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Address Query?





Strictly by appointment with sole agent.



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