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78 Páirc Na gCapall

Kilworth - Co. Cork - P61 YF96

BER **B3**



Guide: €235,000

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

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michaeldorgan.ie



PSR Licence
No: 002337





Features

For Sale by Private Treaty

Superbly located 4-bedroom house with views on a generous green area. Walking distance of amenities.

- 4-bedroom house.
- Garden shed. Patio. Concrete drive.
- Quality tile & timber floors on ground floor.
- 5 minutes from junction 14 of the M8.
- 25minutes from the Jack Lynch Tunnel.
- OFCH, mains water & sewerage.
- On the bus route 245.
Also serviced for secondary schools in Fermoy.
- PVC double glazing. South facing garden.



Accommodation

Ground floor.

Entrance Hall:
6.13m x 2.4m
(20' 1'' x 7' 11'')

Livingroom:
4.49m x 4.26m
(14' 9'' x 13' 11'')

Kitchen/diningroom
6.76m x 3.49m
(22' 2'' x 11' 5'')

Utility:
2.52m x 1.48m
(8' 4'' x 4' 10'')

WC:
1.62 m x 1.50m
(5' 4'' x 4' 11'')



First floor.

Bedroom 1:
4.23m x 4.11m
(13' 10'' x 13' 6'')

Ensuite bathroom:
2.35m x 0.89m
(7' 8'' x 2' 11'')

Bedroom 2:
3.46m x 2.31m
(11' 4'' x 7' 7'')

Bedroom 3:
3.28m x 3.21m
(10' 10'' x 10' 6'')

Bedroom 4:
3.60m x 2.55m
(11' 10'' x 8' 4'')

Bathroom:
2.34m x 1.89m
(7' 8'' x 6' 2'')





Building Energy Rating

BER/DEC		
Address 78 PAIRC NA GCAPALL KILWORTH CO. CORK	Date Of Issue 11-02-2020	Type Of Rating Existing Dwelling
Building Energy Rating B3 129.81 (kWh/m²/yr)	Date Valid Until 11-02-2030	DEAP Version 4.0.0
CO2 Emissions Indicator 32.37 (kgCO ₂ /m ² /yr)	BER/DEC Number 112913033	

Dwelling Details		
Dwelling Type: Semi-detached house	Floor Area: 130.84 (m ²)	Main Space Heating Fuel: Oil
No. of Storeys: 2	Wall Type: Timber	Main Space Heating Efficiency: 85.5%
Year of Construction: 2006	Glazing Type: Double Glazing	Main Water Heating Fuel: Oil
		Main Water Heating Efficiency: 85.5%



Directions

78 PÁIRC NA GCAPALL
KILWORTH
CO. CORK
P61 YF96 ← Eircode found
[Address Query?](#)



Site

78 Páirc Na Gcapall,
Kilworth,
Co. Cork,
P61 YF96

Property Details

← Back

Folio Number	CK125392F
Title Level	Freehold
Plan Number	BC289
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio:	1
Address	78 Páirc Na Gcapall, Kilworth, Co. Cork, P61 YF96

Michael DORGAN
AUCTIONEERS & VALUERS
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www.michaeldorgan.ie

Viewing



Strictly by appointment with sole agent.

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