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# Knockaskehane

Kilworth • Co. Cork • P61 XE95

BER C2



*Guide: €249,950*

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

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# Features

## For Sale by Private Treaty

Superbly located 4-bedroom detached house with superb countryside views & a most enviable mature garden.

- 4-bedroom house. Substantial site with outbuildings.
- Garden shed. Patio. Concrete drive.
- 7 minutes from junction 14 of the M8.
- 30minutes from the Jack Lynch Tunnel.
- OFCH, Well Water & Septic tank.
- On the bus route for primary /secondary schools.
- PVC double glazing. Recent reinsulating(external).

# Accommodation

Entrance Hall:  
3.36m x 1.51m  
(11' 1'' x 4' 11'')  
Timber flooring, cloakroom (closet),  
cornicing, power points, radiator.

Livingroom:  
4.53m x 3.95m  
(14' 10'' x 12' 11'')  
Timber flooring, feature fireplace with inset stove,  
Cornicing, power points, radiator, wall lighting.

Kitchen:  
4.28m x 3.03m  
(14' 1'' x 9' 11'')  
Shaker style wall & floor units with dark work surfaces & vinyl tile  
back splash stainless hot/cold sink, extractor hood, light fittings,  
panelled ceiling, floor tiles.

Dining room:  
4.53m x 3.03m  
(14' 11'' x 9' 11'')  
Parquet flooring, power points, radiator, cornicing, two sun  
tunnels.

Reception room:  
4.90m x 3.77m  
(16' 1'' x 12' 4'')  
Ceramic floor tiles, Solid fuel stove, velux type windows, patio  
door onto garden, panelled ceiling, light fittings, radiator, power  
points.

Utility:  
3.93m x 1.98m  
(12' 10'' x 6' 6'')  
Floor tiles, plumbed for utilities, wall units, power points,  
panelled ceiling.

WC:  
2.01m x 0.87m  
(6' 7'' x 2' 10'')  
Floor tiles, vanity sink & toilet, shaving light.

Bedroom 1:  
4.15m x 3.04m  
(13' 7'' x 9' 11'')  
Power points, quality carpet, radiator, reading lights, built in  
wardrobe, garden views.

Ensuite bathroom:  
2.32m x 1.06m  
(7' 8'' x 3' 6'')  
Triton electric shower, tiled in shower, wc & vanity unit, shaving  
light, radiator, floor tiles.

Bedroom 2:  
3.84m x 2.87m  
(12' 7'' x 9' 5'')  
Power points, quality carpet, radiator, built in wardrobe,  
countryside views.

Bedroom 3:  
3.02m x 2.175m  
(9' 11'' x 9' 1'')  
Quality carpet, power points, radiator, built in wardrobe.

Bedroom 4:  
2.76m x 2.62m  
(9' 1'' x 8' 7'')  
Quality carpet, power points, radiator, built in wardrobe.

Bathroom:  
3.01m x 2.12m  
(9' 11'' x 6' 11'')  
Floor tiles, tiled floor to ceiling, Mira electric shower, separate  
bathtub, toilet & vanity sink, wall storage cabinet.





# Building Energy Rating

BER/DEC

Address LEITRIM KILWORTH CO. CORK	Date Of Issue 16-11-2010	Type Of Rating Existing Dwelling
Building Energy Rating C2 187.41 (kWh/m <sup>2</sup> /yr)	Date Valid Until 16-11-2020	DEAP Version 3.1.0
CO2 Emissions Indicator 49.23 (kgCO <sub>2</sub> /m <sup>2</sup> /yr)	BER/DEC Number 101590883	
	MPRN 10007453275	

Dwelling Details

Dwelling Type: Detached house	Floor Area: 138.5 (m <sup>2</sup> )	Main Space Heating Fuel: Oil
No. of Storeys: 1	Wall Type: Masonry	Main Space Heating Efficiency: 94.4%
Year of Construction:	Glazing Type: Double Glazing	Main Water Heating Fuel: Oil
		Main Water Heating Efficiency: 94.4%

# Directions

KNOCKASKEHANE  
KILWORTH  
CO. CORK  
P61 XE95 Eircode found  
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# Site





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Viewing

Strictly by appointment with sole agent.

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