

# Skeheenarinky

Burncourt • Co. Tipperary • E21 WC64



*Guide: €250,000*

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

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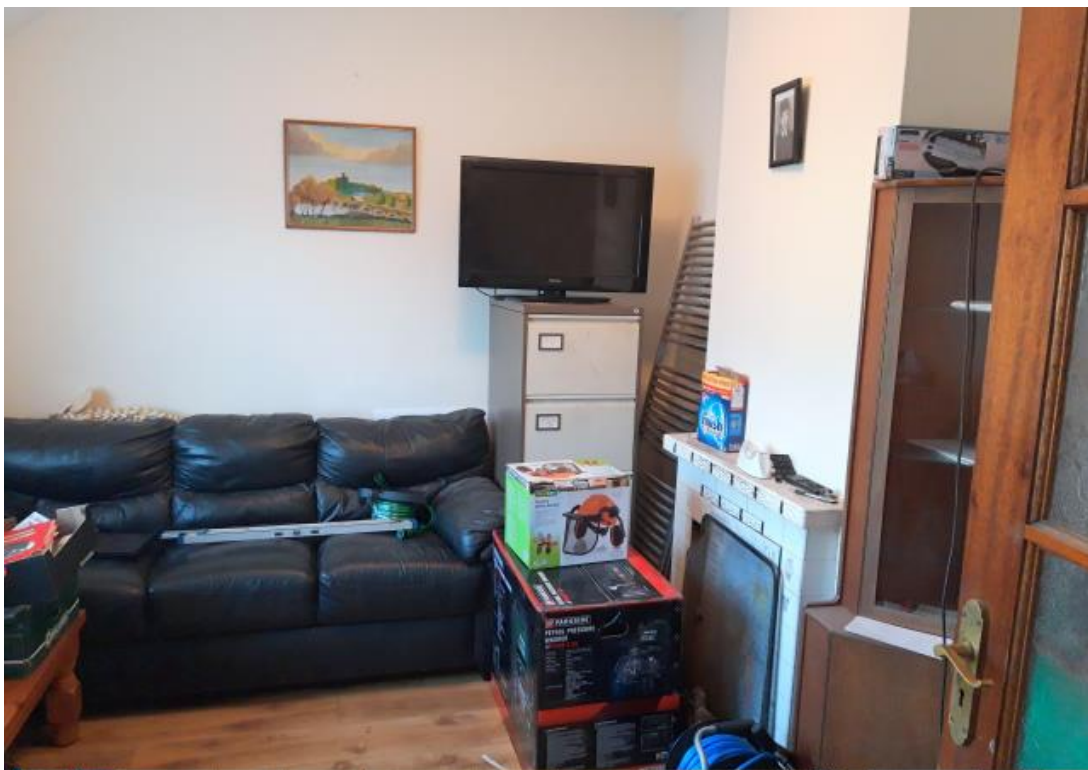
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PSR Licence  
No: 002337









## Features

### For Sale by Private Treaty

Superb 3/4-bedroom detached house  
Former Retail Shop & Large Detached Warehouse

- 3/4-bedroom house.
- Large retail shop area-suit studio/office/surgery.
- Large warehouse/garage.
- 5 minutes from junctions 11 & 12 of the M8.
- 100metres from national school.
- 35minutes from the Jack Lynch Tunnel.
- OFCH. Water & Septic tank.
- Substantial garden c.0.75 of an acre with mainly hard standing areas and vehicle parking.



## Accommodation (All Ground floor)

Entrance Hall:  
5.50m x 4.46m  
18' 1" x 14' 8"

Livingroom / Dining room:  
3.69m x 3.21m  
12' 1" x 10' 7"

Kitchen  
6.38m x 4.27m  
20' 11" x 14'

Hot-press  
• Shelved.

Bathroom  
2.81m x 1.69m  
9' 3" x 5' 7"

Bedroom 1  
4.30m x 3.38m  
14' 1" x 11' 1"

Bedroom 2  
3.21m x 2.79m  
10' 7" x 9' 2"

Bedroom 3  
3.6m x 3.6m  
10' 1" x 10' 1"

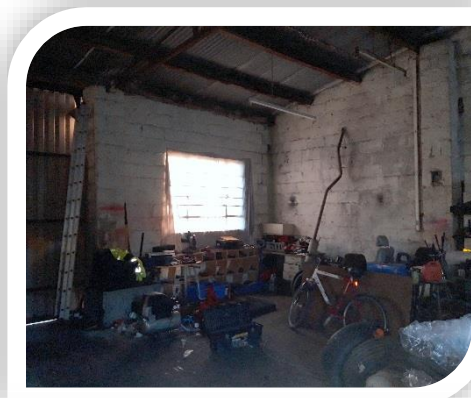
## Other Buildings on site.

Former shop, stores & office:  
7.71m x 6.13m  
25' 3" x 20' 2"

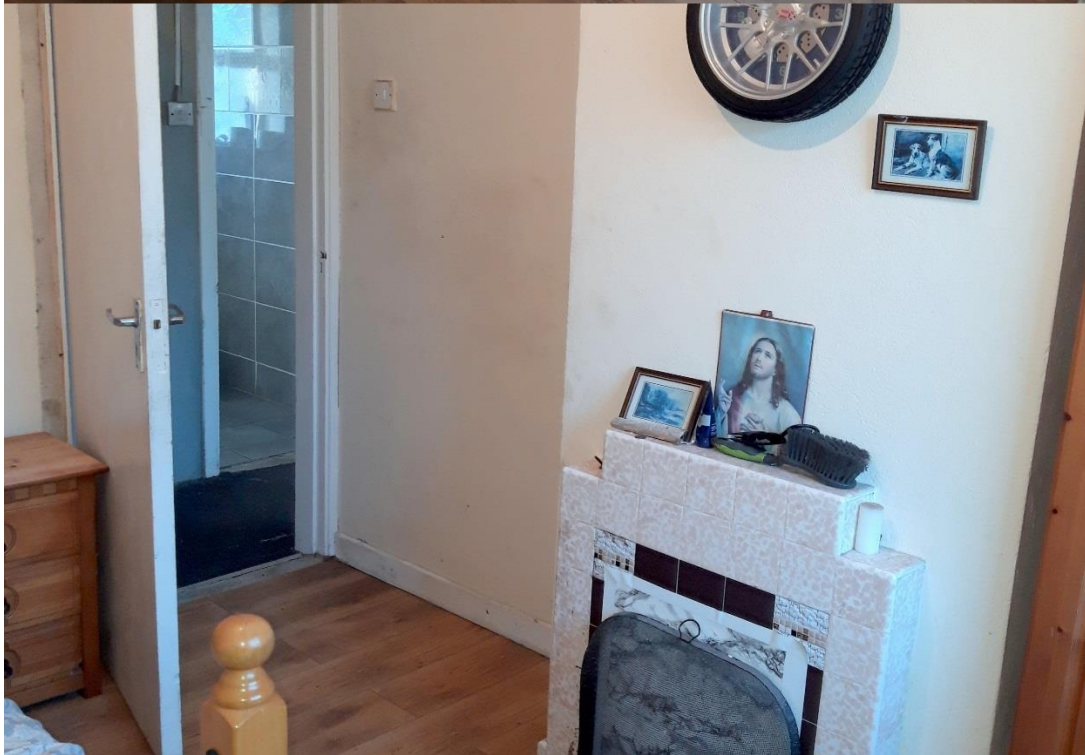
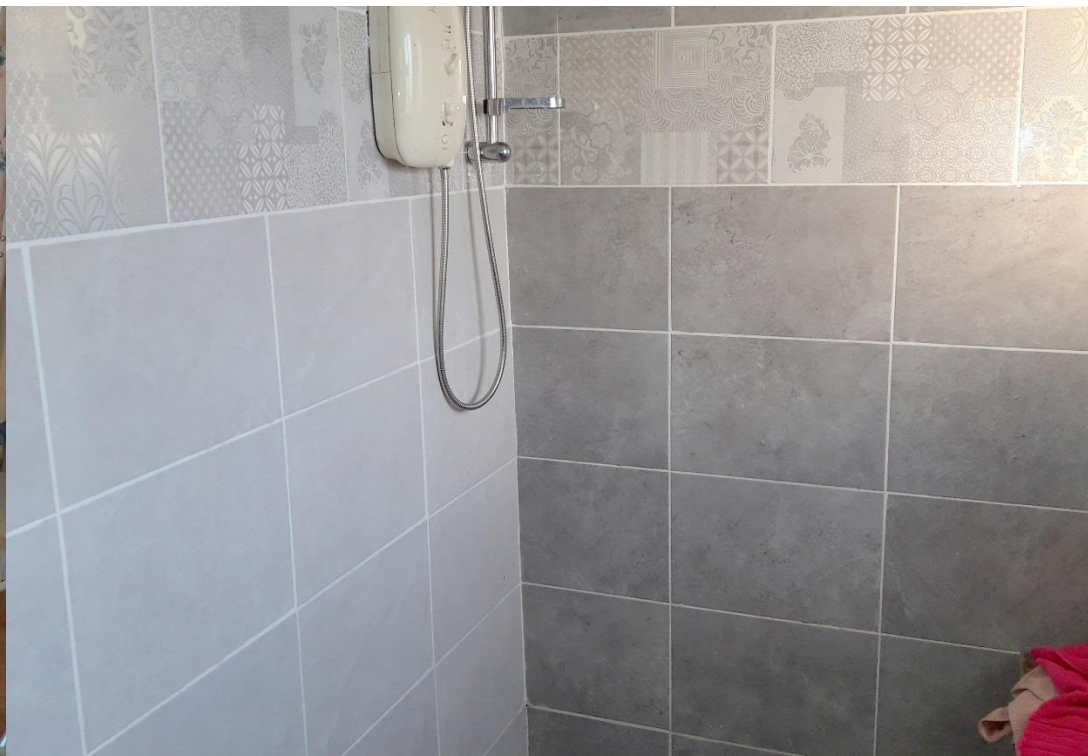
Garage/warehouse:  
13.80m x 8.22m  
45' 4" x 26' 11"

### Head height

- Lowest point (rear vehicular doorway)  
3.72m  
12' 2"
- Highest point (roof apex to roadside)  
4.96m  
16' 4"







# Building Energy Rating

BER/DEC

Address

SKEHEENARINKY CROSS  
BURN COURT  
CAHR  
CO. TIPPERARY

Date Of Issue

12-07-2017

Type Of Rating

Existing Dwelling

Date Valid Until

12-07-2027

DEAP Version

3.2.1

Building Energy Rating

E2 363.61 (kWh/m<sup>2</sup>/yr)

BER/DEC Number

109959361

CO2 Emissions Indicator

90.49 (kgCO<sub>2</sub>/m<sup>2</sup>/yr)

MPRN

10007351870

Dwelling Details

Dwelling Type:

Detached house

Floor Area:

86.89 (m<sup>2</sup>)

Main Space Heating Fuel:

Oil

No. of Storeys:

1

Wall Type:

Masonry

Main Space Heating Efficiency:

85.5%

Year of Construction:

1970

Glazing Type:

Double Glazing

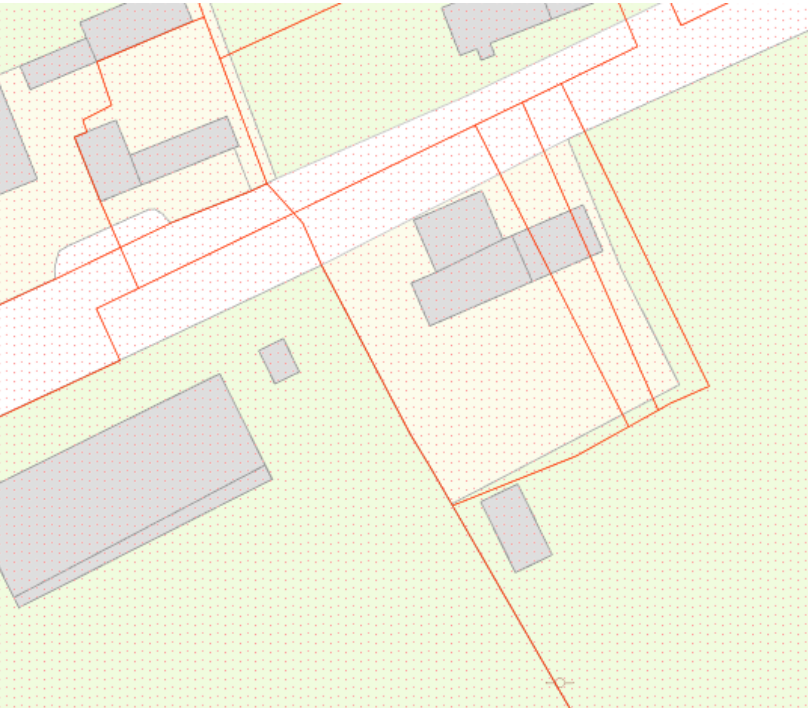
Main Water Heating Fuel:

Oil

Main Water Heating Efficiency:

85.5%

# Site



# Directions

SKEHEENARINKY

BURN COURT

CO. TIPPERARY

E21 WC64

Eircode found

Address Query ?



SKEHEENARINKY

BURN COURT

CO. TIPPERARY

E21 AX70

Eircode found

Address Query ?







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Viewing



Strictly by appointment with sole agent.

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