

# Main Street

Watergrasshill • Co. Cork • T56 XH48



## Substantial 4 Bedroom Family Home

**Guide €169,950**

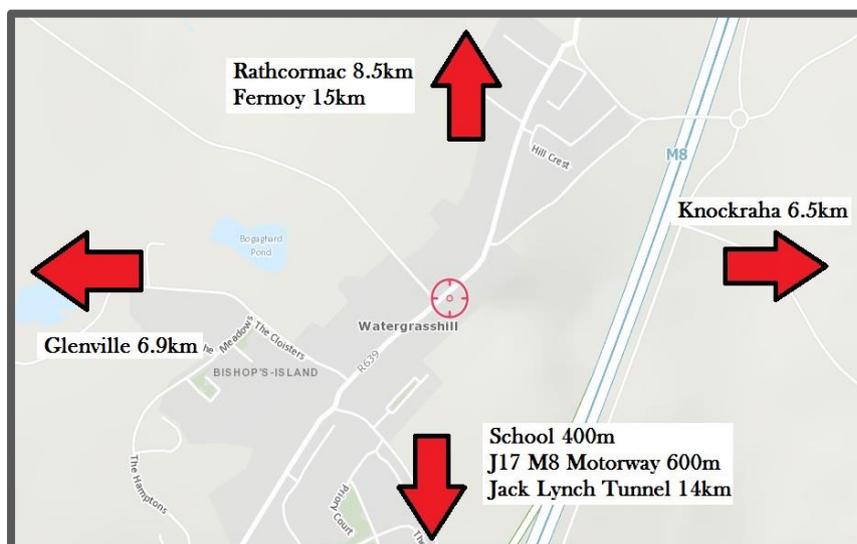
Michael Dorgan Auctioneers & Valuers are delighted to present this rare opportunity to purchase a substantial family home in superb condition. This 4-bedroom property benefits from large living accommodation & a low maintenance rear yard. Located on Watergrasshills Main Street. 400metres from the school, 600 metres from J17 of the M8 Motorway & 10 minutes from the Jack Lynch Tunnel. Properties of this size & recent refurbishment are not normally available in this market.

Viewing recommended & strictly by appointment with sole agent.

## Location:



Located on Watergrasshills Main Street, a stones throw from amenities, Unrivalled access to the M8 motorway at Junction 17 (600metres), with the property just 10minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from the areas scenic countryside & a vibrant community.



Location Map

# Accommodation:

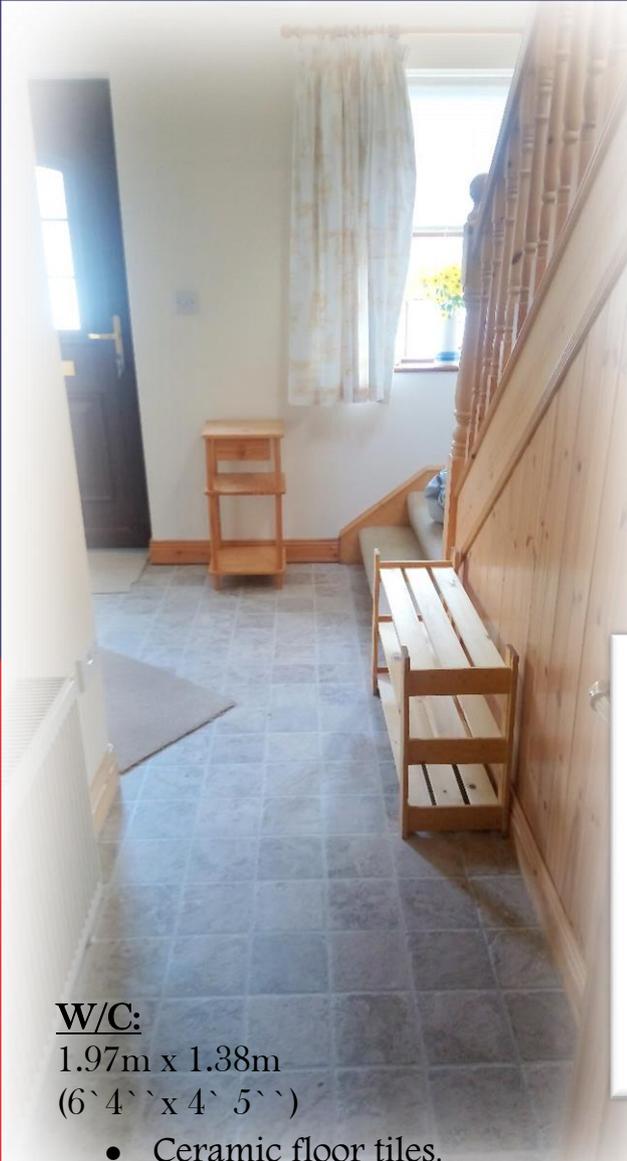
## Entrance hallway:

4.17m x 3.17m

(13' 6" x 10' 4")

Feature staircase with under storage.

- Vinyl flooring.
- Power points.
- Radiator.



## W/C:

1.97m x 1.38m

(6' 4" x 4' 5")

- Ceramic floor tiles.
- Tiled to border.
- WHB & Toilet.
- Radiator.



**Livingroom:**

5.61m x 3.86m

(18' 4" x 12' 6")

Feature open fireplace,  
Cast-iron insert, Granite hearth.

- Quality carpet.
- Power points.
- Radiator.
- Wall lighting.



**Kitchen/Dining:**

7.41m x 3.66m

(24' 3" x 12')

Wall & floor units with neutral work surfaces, tile back splash.

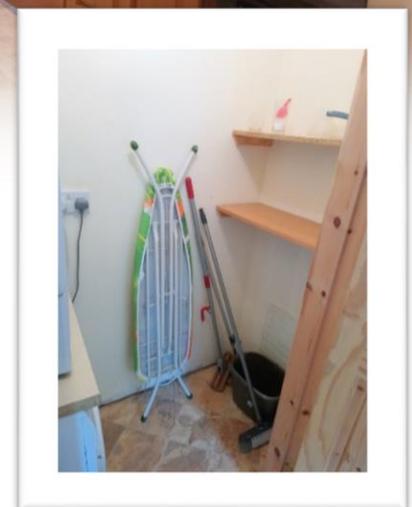
- Integrated fridge freezer.
- Integrated dishwasher.
- Stainless hot/cold sink.
- Extractor fan.
- Recessed lighting.
- Vinyl flooring.
- Gas boiler( MGFCH)
- Power points.
- Radiator.

**Utility:**

1.75m x 0.80m

(5' 6" x 2' 5")

- Plumbed for utilities.
- Shelving.
- Power points.
- Vinyl flooring.



# First Floor:

## Bedroom 1:

3.65m x 3.24m

(11' 8" x 10' 5")

- Timber floor.
- Power points.
- Radiator.



## Ensuite:

2.45m x 0.88m

(8' x 2' 7")

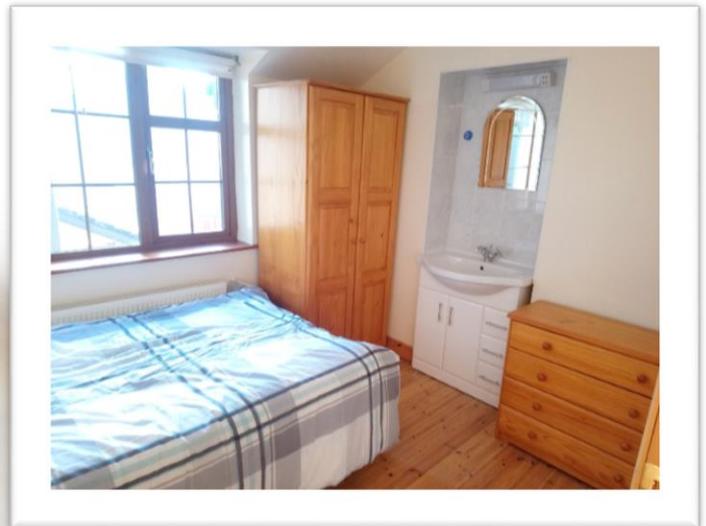
- Ceramic floor tiles.
- Tiled to ceiling.
- WHB & toilet.
- Triton elec shower.
- Shaving light.



**Bedroom 2:**

3.31m x 2.46m  
(10`7``x 8` 11``)

- Timber floor.
- Power points.
- Radiator.
- Vanity unit.



**Bedroom 3:**

3.31m x 2.39m  
(10`7``x 7` 7``)

- Timber floor.
- Power points.
- Radiator.

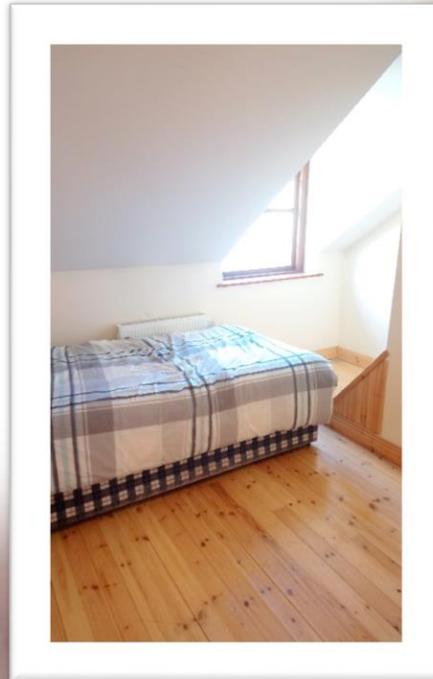


**Bedroom 4:**

3.24m x 2.97m

(10` 5` `x 9` 6` `)

- Timber floor.
- Power points.
- Radiator.

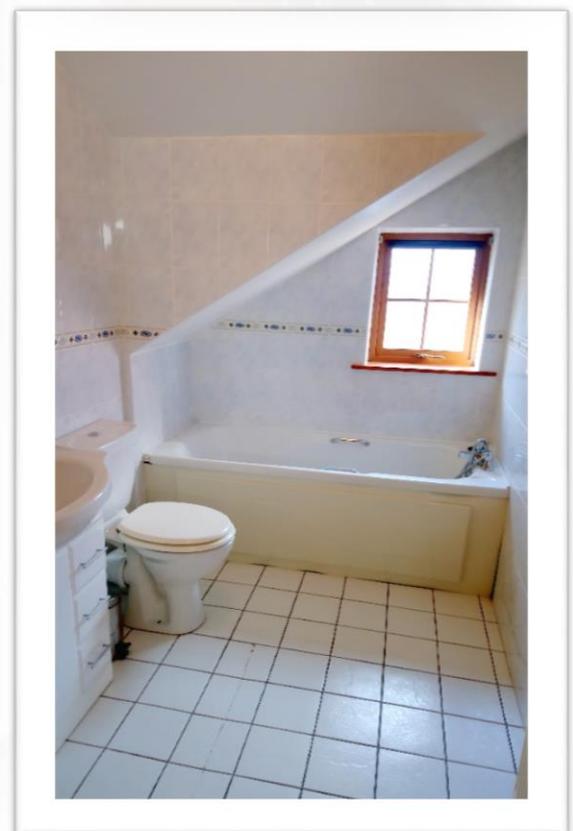


**Bathroom:**

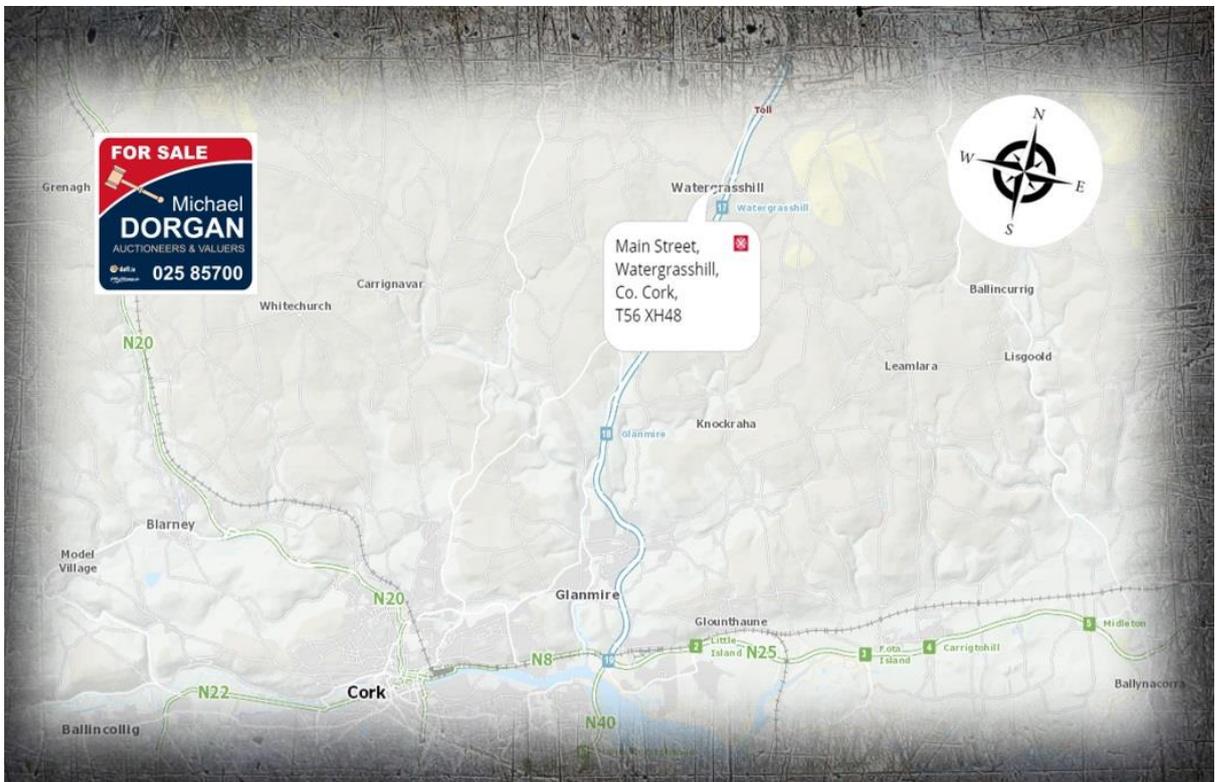
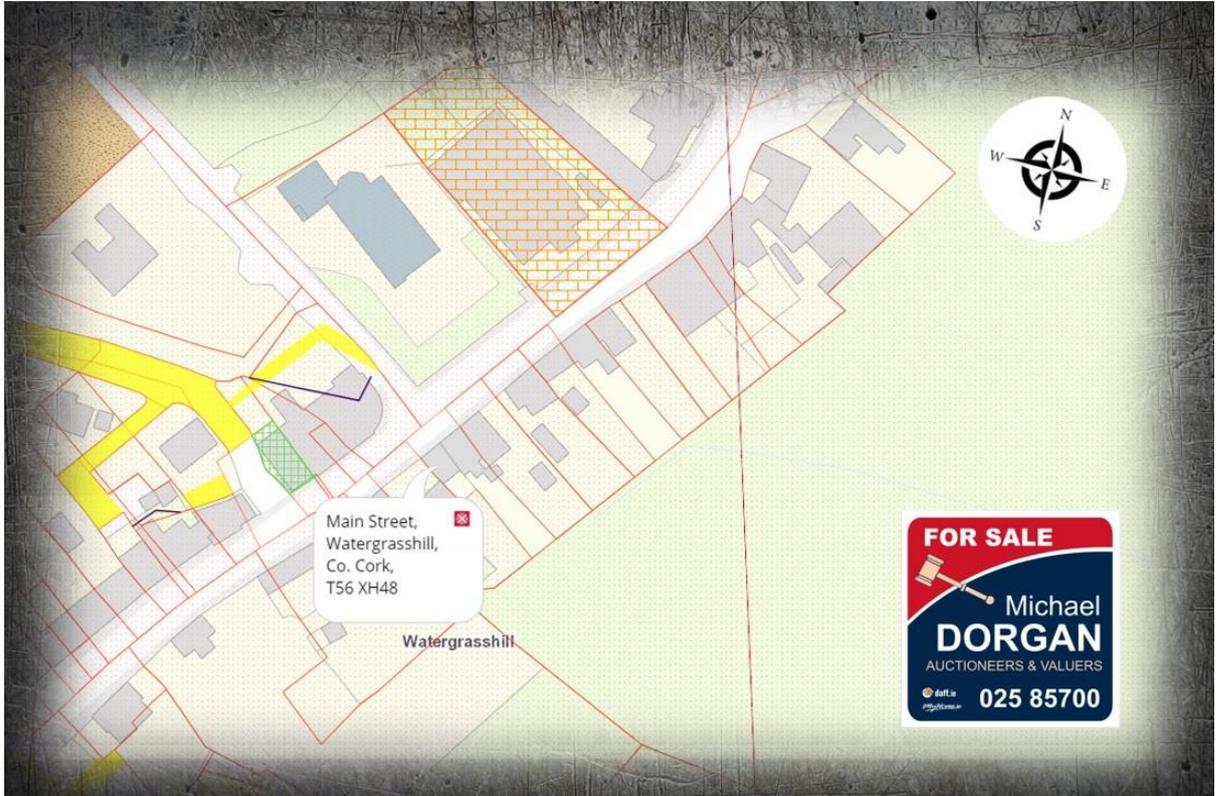
3.41m x 1.74m

(11` 1` `x 5` 6` `)

- Ceramic floor tiles.
- Tiled floor to ceiling.
- Vanity & toilet.
- Shaving light.
- Mains shower.



# Maps:



# Directions:

MAIN STREET

WATERGRASSHILL

CO. CORK

**T56 XH48** ← Eircode found

[Address Query ?](#)



# Terms:



**Guide: €169,950**

This well located property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with agent:

Michael Dorgan Auctioneers & Valuers  
Baldwin Street  
Mitchelstown  
Co. Cork

(025) 85700

Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing: Strictly by Appointment only.**



**Building Energy Rating**

**BER: C2**

**BER No.**

**EPI kWh/m<sup>2</sup>/yr**

Full BER Certs & Advisory reports available on request.

The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.

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