For Sale By Private Treaty

Penrose Cottage
Keeloges
Galbally
Co. Limerick

Guide €499,000

BER B3

A magnificent house is the best way in which to describe this executive house which is full of character. Fully renovated over the past two years the house offers over 4,000 sq feet of modern living space. The property is situated within 4.5 acres of land while nestling within the beautiful Galtee Mountains with some of the most beautiful scenery you can find. There are fishing rights for the Aherlow river. The property is ideally located for Cork and Limerick airport both of which are approximately 45 minutes away. Dublin is approximately 1 ½ hours by car with Tipperary being just 15 minutes away. There is local shopping within Ballylanders.

The property is a must see to be fully appreciated.

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork
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T: 025 85700 F: 025 85708

www.daft.ie
www.myhome.ie

Accommodation:

Lounge	4.50 x 8.18 (14` 9`` x 26` 10``)	Back boiler stove will heat equivalent 22 rads stone built fireplace, Oak floor, Power point, TV point, Recessed lighting. Under floor heating in all rooms.

Study room	3.96 x 4.47 (13` 0`` x 14` 8``)	Oak floor, Oak bookcase, Recessed lighting, Power points.

Link hallway	1.27 x 4.67 (4` 2`` x 15` 4``)	Oak floor, French door to the rear.

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Cinema room   4.52 x 4.32
                           (14` 10`` x 14` 2``)   Oak floor, Power points, TV point, Phone point, Wired for surround, Recessed lighting.

Sun room   6.38 x 4.45   Polished porcelain floor, French door, Power points.
                           (20` 11`` x 14` 7``)

Link Hall   3.58 x 1.83   Polished porcelain floor.
                           (11` 9`` x 6` 0``)

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| **Kitchen/Dining room** | 4.27 x 9.42
(14` 0`` x 30` 11``) | Wall & Floor kitchen units with walnut and high gloss finish doors, Quartz top on kitchen top units, Polished porcelain floor, TV point, Neff - built in 2 ovens,Neff - built in Microwave, Bosh - built in dishwasher, Quooker - hot water heater under sink, London sink, Neff - induction hob five rings, Bosh - Extractor fan, Phone point, French door. |

| **Utility room** | 3.66 x 7.75
(12` 0`` x 25` 5``) | Porcelain tiled floor, Plumbed for utilities, Power points, Double door as entry point, Storage with walnut & high gloss finish door. |

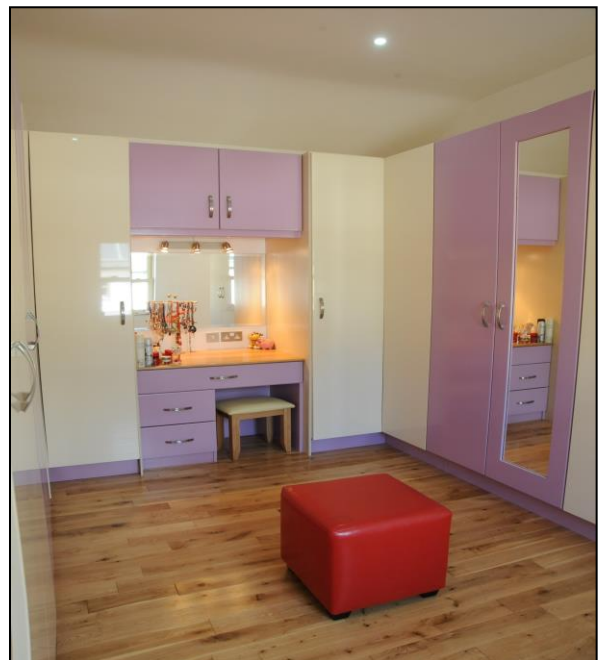| **Shower room** | 2.34 x 1.14
(7` 8`` x 3` 9``) | Porcelain tiled floor, WHB, Extractor fan, Double shower, Toilet, Tiled wall to wall. |

| **Master bedroom** | 11.58 x 4.57
(38` 0`` x 15` 0``) | Oak timber floor, Power points, French door, TV point, Phone point, Recessed lighting. |

| **Walk in wardrobe** | | Oak floor, 6 double wardrobe with hanging shelves & drawers, Dressing table. |

En suite bathroom

Double shower, WHB, Tiled floor, Tiled 1/2 way up wall, Lighted mirror, Velux window, Jacuzzi bath, Extractor fan, Vanity units.

Bedroom 3

3.20 x 4.47
(10` 6`` x 14` 8``)

Oak floor, Power points, TV point, Recessed lighting, Phone point, Built in oak wardrobe.

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| **Bedroom 2** | 4.50 x 3.58
(14` 9`` x 11` 9``) | Oak floor, Power points, Oak built in double wardrobe, Recessed lighting, TV point, Phone point. |

| **En suite bathroom** | 2.03 x 1.98
(6` 8`` x 6` 6``) | WHB, Tiled floor, Tiled wall to wall, Toilet, Double shower, Extractor fan, Velux window. |

| **Gym (4th Bedroom)** | 4.04 x 4.32
(13` 3`` x 14` 2``) | Oak floor, Power points, Recessed lighting. |

<u>Bath room</u>   1.98 x 2.34   Mira - electric shower, Velux window, Tiled floor,
                             (6` 6`` x 7` 8``)   Tiled wall to wall, Toilet, Extractor fan, Cupboards,
                                                  WHB.

<u>Hallway and landing</u>   2.34 x 6.45   Oak floor, Velux window, Power points, Balcony
                                 (7` 8`` x 21` 2``)   area.

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Outside:

The entrance to this lovely home is through kerbed, lime stone chip drive way completed with car park.
To the front of the property there are numerous beautifully maintained flower beds with York stone paths.
Bounds by a stream to the front of the property.

The property also includes a plant room to the rear.

Plant room included: (8'6'' x 13'0'')
- 300 litre hot water cylinder
- 1000 litre under floor cylinder
- Water filter
- Cold water system from well
- Solar panel

Features:

- Alarm system
- Two entrances
- Solar panels x 8
- Sash windows throughout double glazed
- All lighting LED Energy Efficient Bulbs
- Smoke detector & Carbon detector
- Back up oil boiler
- Double router satellite broadband
- BER Cert - B3 Rating
- Electricity supply outside
- Two outside taps
- Courtyard colour York stone
- Own water supply + Filtration system
- Dog Kennel
- Chicken run
- The property benefits from full planning permission for 3 stables, tack room, hay barn and arena.

Directions:

From Mitchelstown take the Limerick Rd, turn off right for Galbally, drive to Burks Cross of 4 roads. Turn right follow Michael Dorgan Auctioneers & Valuers signs from there.

Location:

The nearest places to Keeloges are Lyre (1 1/2 km south) Ardrahin (1 1/2 km northeast) Galbally (2 km north) Barna (2 km west) Ballyfauskeen Cross Roads (3 km southeast), and Ballylanders (3 km east).

The joy of owing this property lies not only in the beautifully presented, charming interiors but also in the extensive lawn and grounds.

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Services: OFCH, Electricity, Well, Back boiler, Septic tank.

Viewing: **Strictly by appointment with Michael Dorgan Auctioneers & Valuers, Baldwin St, Mitchelstown 025)85700**