

myhome.ie

property.ie

daft.ie

michaeldorgan.ie

Brigown

Mitchelstown - Co. Cork - P67 RK09



Guide: €325,000

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

www.michaeldorgan.ie

Tel: 025 85 700 Fax: 025 85 708 Email: info@michaeldorgan.ie

michaeldorgan.ie



PSR Licence
No: 002337



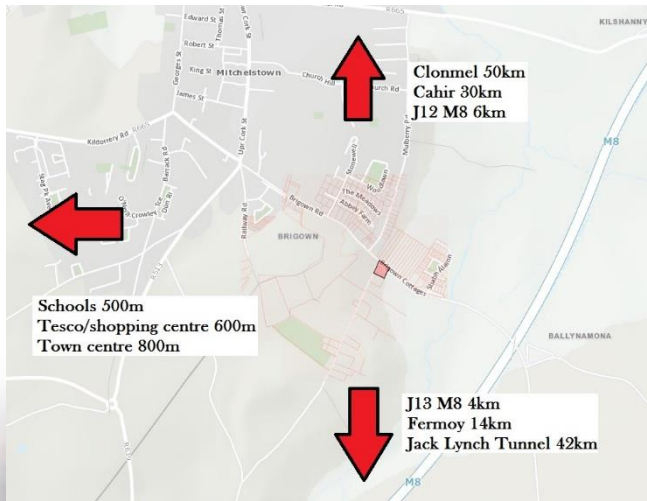
A logo for Michael Dorgan Auctioneers & Valuers. It features a red and white curved background with a gavel icon. The text reads 'Michael DORGAN AUCTIONEERS & VALUERS' and the phone number '025 85700'.



Features

For Sale by Private Treaty

- 4- double bedroom modern detached house. (2 ens)
- Circa. 188m² / c.2,025sqft
- Generous c.0.25 hectare /c.0.62-acre site
- Pebbled entrance, lawned gardens, timber rail fencing & excess parking
- OFCH. Mains water & sewerage.
- Pressurised water system.
- Piped for internal vacuum system.
- J13 M8 Motorway 5mins.
- Jack Lynch Tunnel 30mins.



Accommodation

Entrance Hall
5.0m x 2.35m
(16' 5'' x 7' 9'')
Wall lighting

Inner Hallway
8.5m x 1.0m
(27' 10'' x 3' 3'')
Wall lighting

Sitting Room
5.75m x 4.4m
(18' 10'' x 14' 5'')
Double Window to Front, Open Fire Place, Oak Doors with Bevelled Glazing,
Recessed Lighting

Open Plan Kitchen/Dining Room/Living Room

Kitchen/Dining Area
5.05m x 5.4m
(16' 7'' x 17' 9'')
Recessed Lighting, South Facing Kitchen, Patio Doors to Garden.

Living area
3.6m x 3.35m
(11' 10'' x 10' 11'')
Feature Floor to Ceiling Double Aspect Windows. Recessed Lighting

Utility Room
3.9m x 3.2m
(12' 10'' x 10' 6'')

Master Bedroom
3.95m x 5.0m
(12' 11'' x 16' 5'')

Ensuite
2.45m x 1.23m
(8' 1'' x 4')
Fitted W.C., W.H.B., Pressurized Shower, Wall & Floor Tiling.

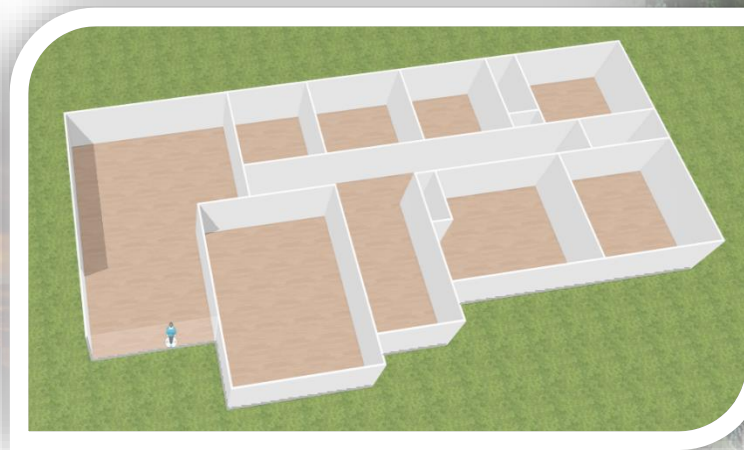
Bedroom 2
3.5m x 4.45m
(11' 5'' x 14' 7'')
Floor to Ceiling Feature Window

Ensuite
2.6m x 1.2m
(8' 6'' x 3' 11'')
Fitted W.C., W.H.B., Pressurized Shower, Wall & Floor Tiling.

Bedroom 3
3.6m x 4.25m
(11' 10'' x 13' 11'')

Bedroom 4
3.95m x 3.6m
(12' 11'' x 11' 10'')

Bathroom
3.95m x 2.3m
(12' 11'' x 7' 6'')
Fitted W.C., W.H.B., Jacuzzi Bath, Separate walk in shower, Wall & Floor tiling.



Baile Mhisteala
MITCHELSTOWN
R513





Building Energy Rating

BER/DEC		
Address BRIGOWN MITCHELSTOWN CO. CORK	Date Of Issue 19-11-2017	Type Of Rating New Dwelling
Building Energy Rating C1 156.16 (kWh/m²/yr)	Date Valid Until 19-11-2027	DEAP Version 3.2.1
CO2 Emissions Indicator 39.93 (kgCO ₂ /m ² /yr)	BER/DEC Number 110393154	Download Advisory Report
	MPRN 10303582203	

Dwelling Details		
Dwelling Type: Detached house	Floor Area: 188.17 (m ²)	Main Space Heating Fuel: Oil
No. of Storeys: 1	Wall Type: Timber	Main Space Heating Efficiency: 92.8%
Year of Construction: 2006	Glazing Type: Double Glazing	Main Water Heating Fuel: Oil
	% Low Energy Lighting: 0%	Main Water Heating Efficiency: 92.8%

Site



Folio Number CK62947F
 Title Level Freehold
 Plan Number 663
 Property Number 1
 Area of selected plans 0.25 hectares.
 Number of Plans on this folio: 1
 Address Brigown Road,
 Mitchelstown, Co. Cork, P67 RK09

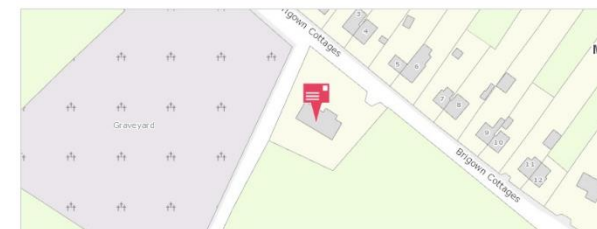


Directions



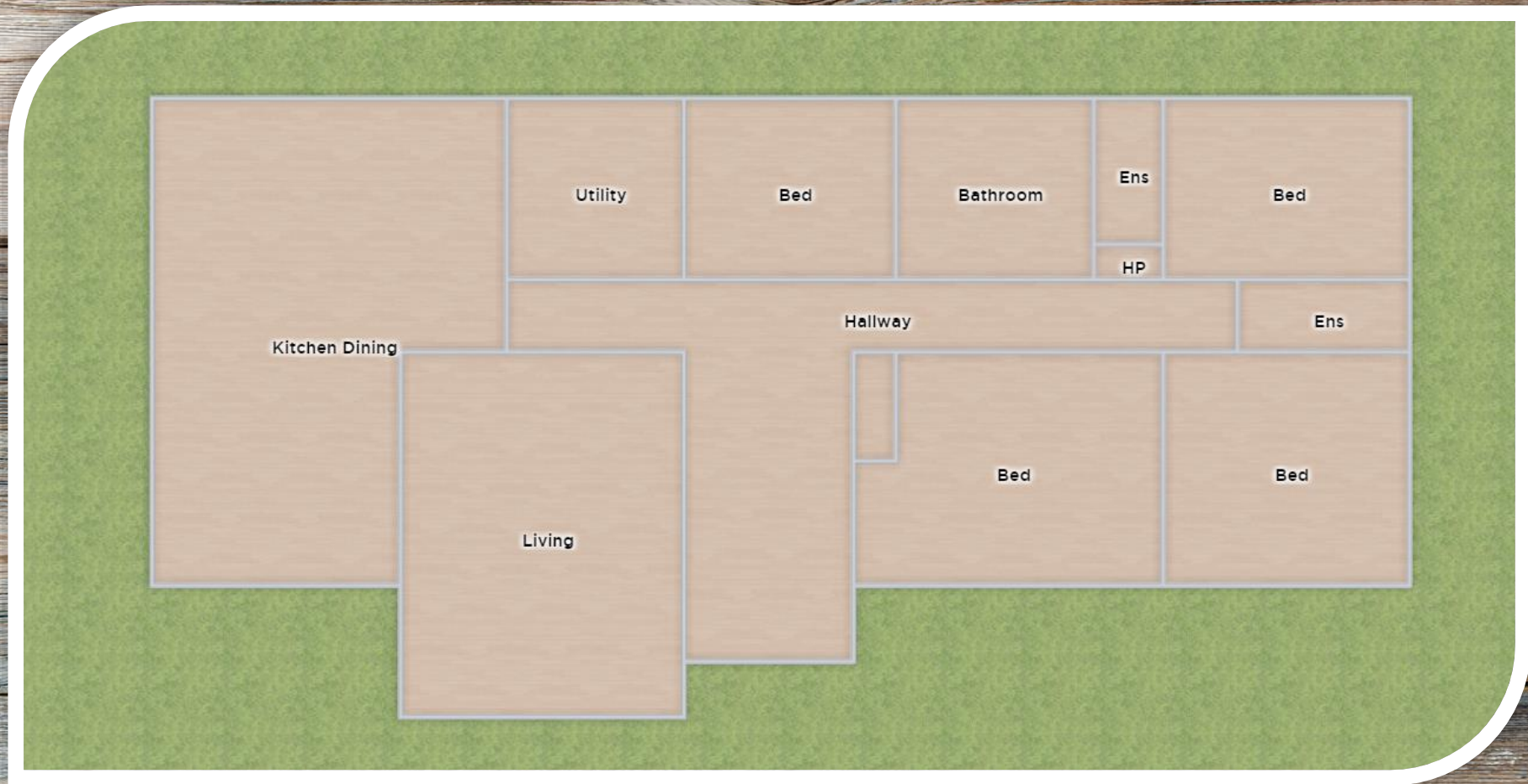
The property is located on Mitchelstowns Brigown Rd, just after the graveyard.

BRIGOWN ROAD
MITCHELSTOWN
CO. CORK
P67 RK09
Address Query?









Viewing

Strictly by appointment with Joint Agents.

www.michaeldorgan.ie



Michael Dorgan
Auctioneers & Valuers
Baldwin Street,
Mitchelstown,
Co. Cork
info@michaeldorgan.ie
+353 (0)25 85 700

&

Sherry Fitzgerald
O'Donovan
Waterside
Ashe Key Fermoy
Co. Cork
info@sfod.ie
+353 (0)25 32 725

Important Notice: 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. (subject to contract/contract denied).

Information gathered from public sources may be subject to copy write, we are happy to acknowledge same if it becomes known to us. Any form of this brochure may not be reused without our prior permission and is subject to copyright.

Appliances freestanding & built in are not part of this sale.