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# No.58 Carraigroe

Brigown o Mitchelstown o Co. Cork o P67 XC58

**BER C2**



*Guide: €220,000*

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

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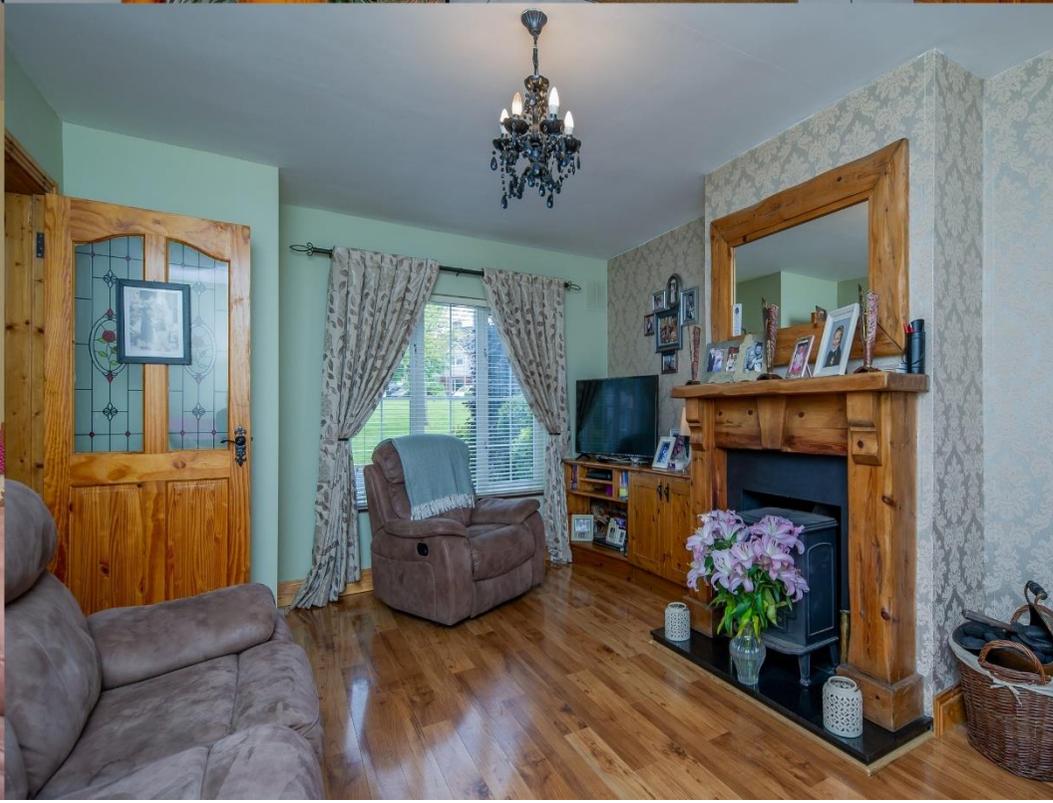


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**Michael DORGAN**  
AUCTIONEERS & VALUERS

025 85700



# Features

## For Sale by Private Treaty

We are delighted to present to the market this magnificent 3-bedroom semi-detached house in a sought-after residential housing estate offering bright spacious living accommodation, a superb location only short walk away from schools, shops, restaurants gym and sports facilities nearby an easy commute to Cork/Limerick.

- 3-bedroom semi-detached house. C. 103.47m<sup>2</sup> /1,114sqft
- Parking space for 2 cars with tarmac driveway.
- Mature landscaping to the front and the back of the house.
- Gas central heating.
- Solid fuel stove.
- Bonded bead cavity wall insulation.
- BER C2.
- Paved patio to rear with garden shed.
- Garden not overlooked.
- Main's water, mains sewerage.
- Fermoy 10mins, Mallow 25mins.
- Jack Lynch Tunnel 35minutes.

# Accommodation

## Entrance Hallway

1.82m x 4.87m  
5'11" x 15'11"

High gloss tiled ceramic floor, power points, phone point, radiator, under stairs storage.

## Livingroom

3.75m x 5.5m  
12'03" x 18'

Timber floor, timber surround fire place, solid fuel stove, power points, phone point, TV point, TV timber corner unit, radiator.

## Kitchen

5.67m x 3.50m  
18'07" x 11'06"

High gloss tiled ceramic floor, tiled ceramic backsplash, cream gloss kitchen units with walnut finish timber worktop, integrated dishwasher, double oven, extractor fan, stainless steel sink, TV point, power points, radiator, sliding patio door to the rear garden.

## Utility

2.39m x 1.86m  
7'10" x 6'01"

High gloss tiled ceramic floor, tiled around the units, power points, plumbed for utilities.

## WC

1.45m x 1.86m  
4'09" x 6'01"

High gloss tiled ceramic floor, tiled wall to ceiling, toilet, WHB, radiator, gas burner.

## Stairs and landing

1.97m x 3.48m  
6'05" x 11'05"

Carpet floor, Hot press, Stira to the attic.

## Bedroom 1/ Master

3.38m x 3.60m  
11'01" x 11'09"

Timber floor, original sliderobe wardrobe, radiator, phone point, power points.

## Ensuite

0.93m x 1.91m  
3' x 6'03"

Floor tiles, tiled wall to ceiling, electric shower, extractor fan, toilet, WHB, built in mirror, shelved wall.

## Bedroom 2

4.38m x 2.79m  
14'04" x 9'01"

Timber floor, power points, radiator, original sliderobe wardrobe.

## Bedroom 3

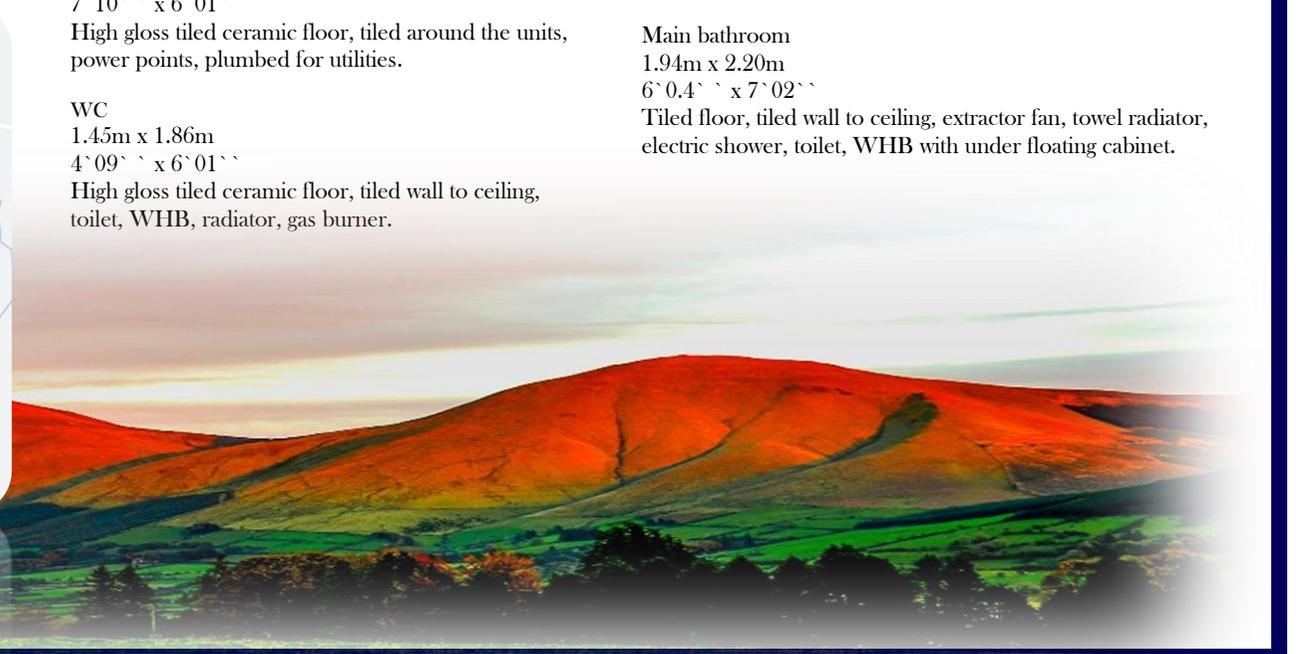
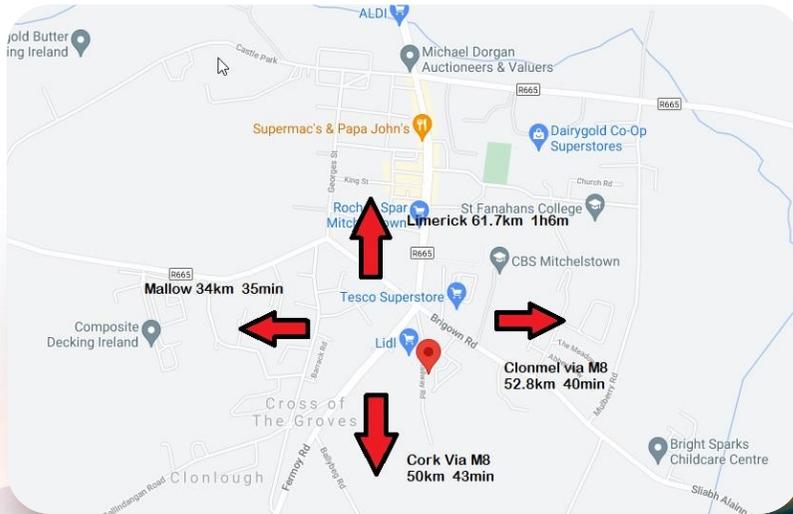
2.80m x 2.23m  
9'02" x 7'02"

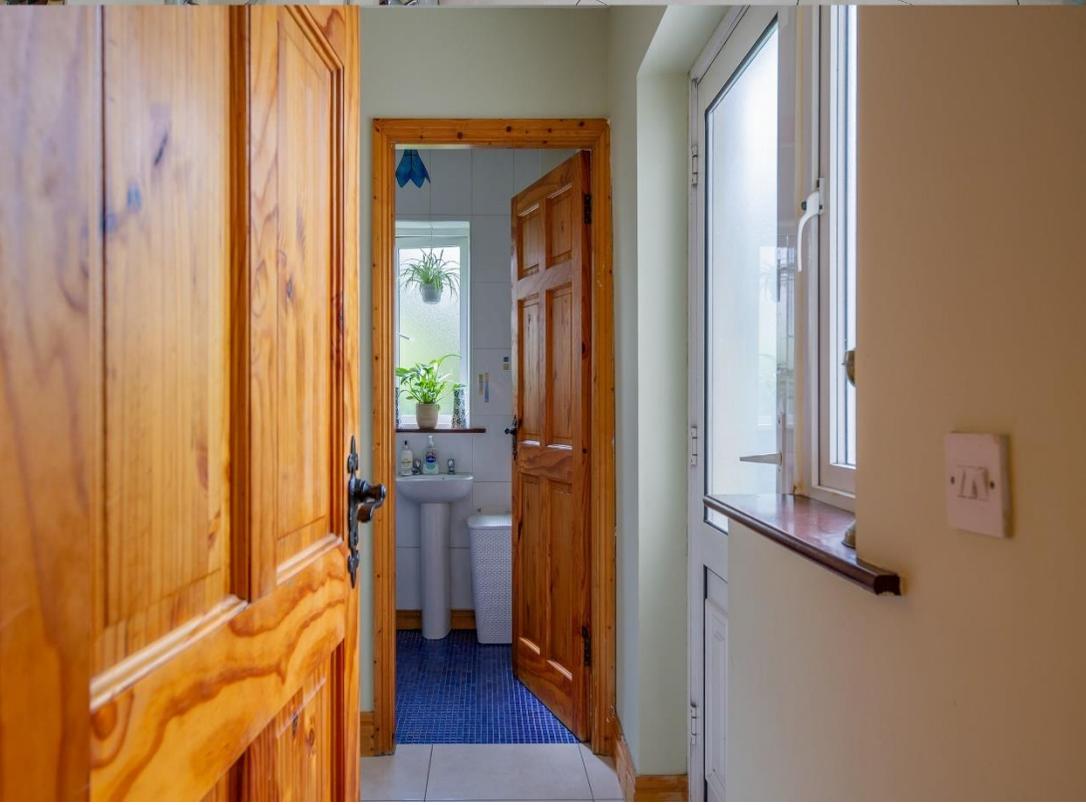
Timber floor, power points, radiator.

## Main bathroom

1.94m x 2.20m  
6'04" x 7'02"

Tiled floor, tiled wall to ceiling, extractor fan, towel radiator, electric shower, toilet, WHB with under floating cabinet.







# Building Energy Rating

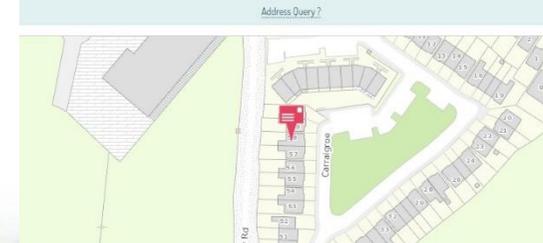
<b>Address</b> 58 CARRIGROE BRIGOWN ROAD MITCHELSTOWN CO. CORK	<b>Date Of Issue</b> 09-06-2011	<b>Type Of Rating</b> Existing Dwelling
<b>Building Energy Rating</b> C2 183.14 (kWh/m <sup>2</sup> /yr)	<b>Date Valid Until</b> 09-06-2021	<b>DEAP Version</b> 3.1.0
<b>CO2 Emissions Indicator</b> 39.3 (kgCO <sub>2</sub> /m <sup>2</sup> /yr)	<b>BER/DEC Number</b> 103163747	<b>BER C2</b>
	<b>MPRN</b> 10006666398	

## Dwelling Details

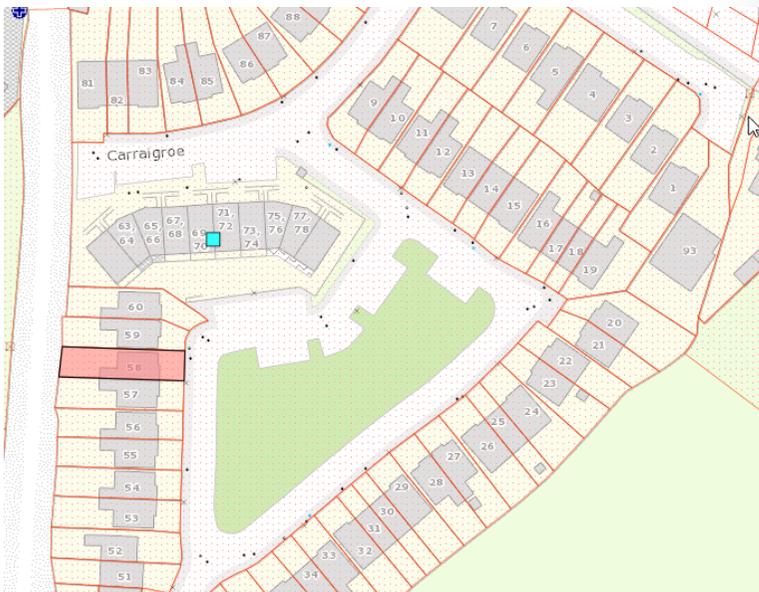
<b>Dwelling Type:</b> Semi-detached house	<b>Floor Area:</b> 103.47 (m <sup>2</sup> )	<b>Main Space Heating Fuel:</b> Gas
<b>No. of Storeys:</b> 2	<b>Wall Type:</b> Masonry	<b>Main Space Heating Efficiency:</b> 79.6%
<b>Year of Construction:</b> 2003	<b>Glazing Type:</b> Double Glazing	<b>Main Water Heating Fuel:</b> Gas
		<b>Main Water Heating Efficiency:</b> 79.6%

# Directions

58 CARRAIGROE  
BRIGOWN  
MITCHELSTOWN  
CO. CORK  
P67 XC58



# Site







Viewing

[www.michaeldorgan.ie](http://www.michaeldorgan.ie)

Strictly by appointment with Sole Agent.



**Michael Dorgan Auctioneers & Valuers**

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**Mitchelstown,**

**Co. Cork**

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