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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

www.michaeldorgan.ie

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

michaeldorgan.ie



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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. 103.47m² /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"

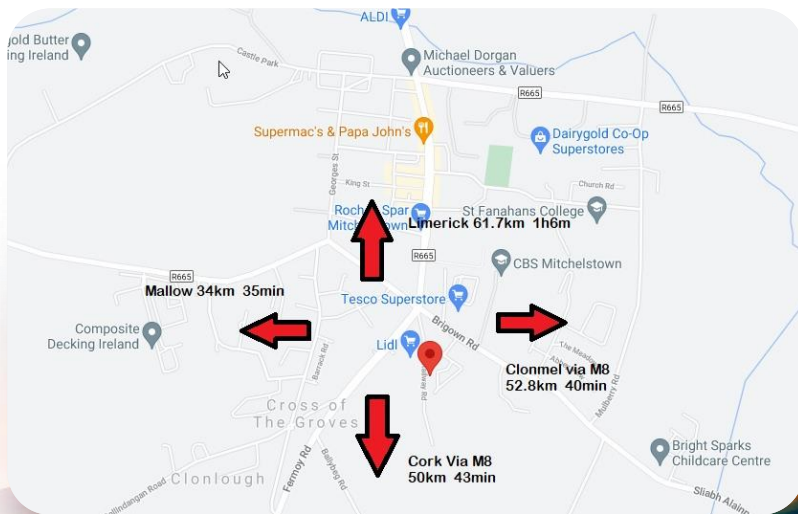
Timber floor, power points, radiator.

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.





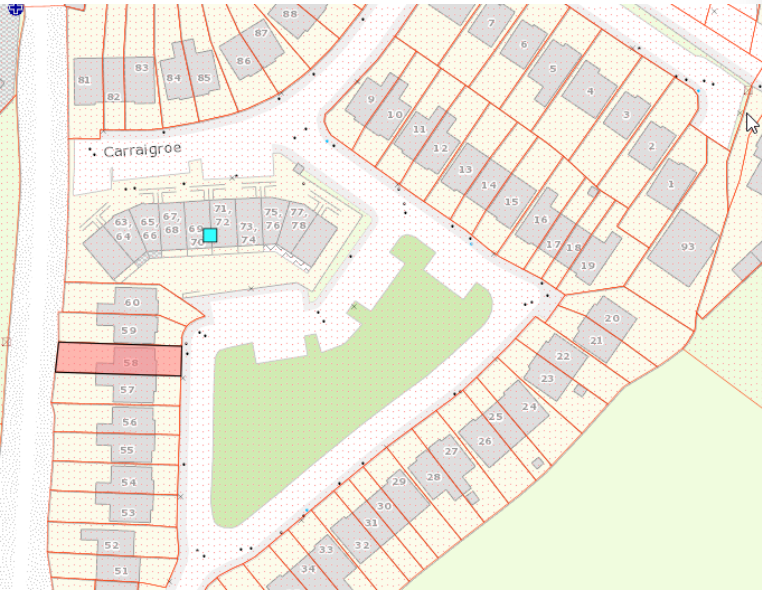


Building Energy Rating

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

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

Site



Directions

58 CARRAIGROE
BRIGOWN
MITCHELSTOWN
CO. CORK
P67 XC58







Viewing

Strictly by appointment with Sole Agent,

www.michaeldorgan.ie



Michael Dorgan Auctioneers & Valuers

Baldwin Street,

Mitchelstown,

Co. Cork

info@michaeldorgan.ie

+353 (0)25 85 700

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