

# 9 Páirc na Nean

Rathcormac • Co. Cork



**Guide: €250,000**

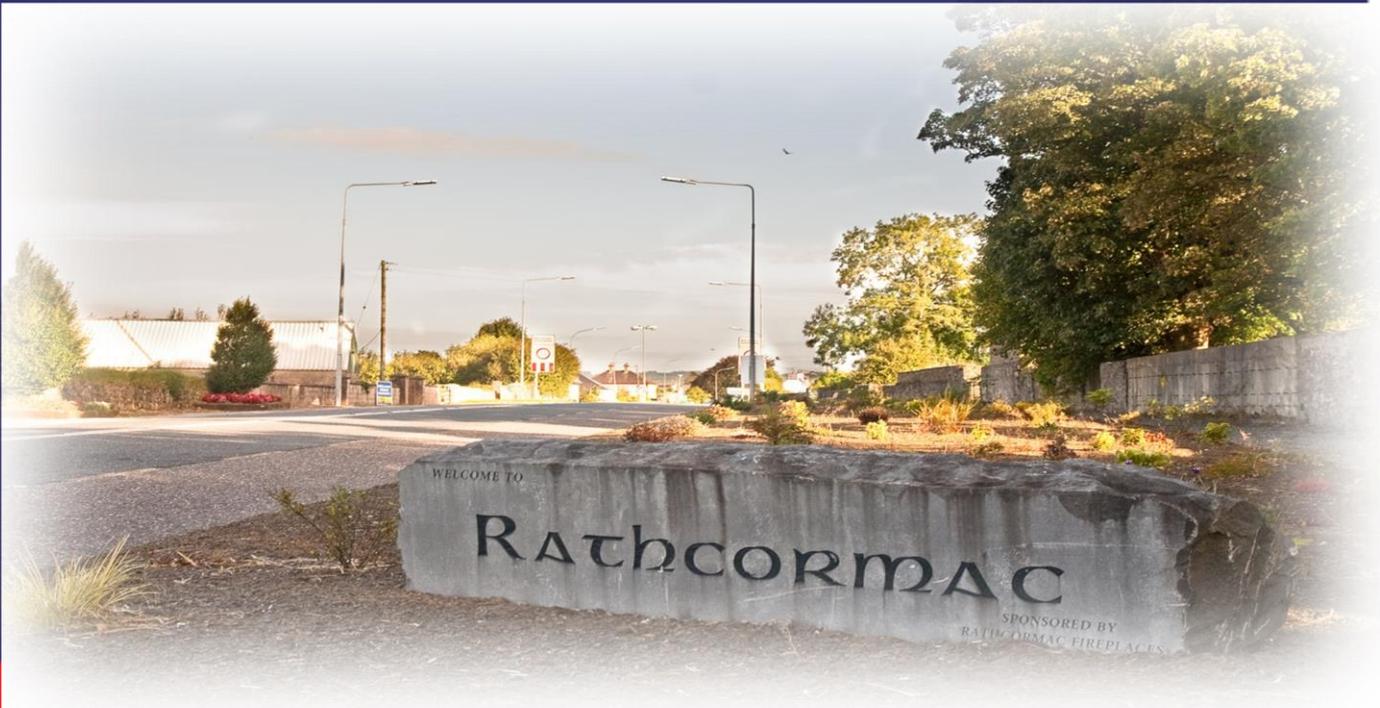
Michael Dorgan Auctioneers are delighted to present this immaculate 3 bedroom family home to the market. Benefitting from a large corner site & situated in a most exclusive recent development, a short walk from the amenities of Rathcormac village, just 10minutes from Fermoy & a short commute from Cork city centre. Offering a wealth of space, quality & value. Viewing by appointment with sole agent:

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork  
[www.michaeldorgan.ie](http://www.michaeldorgan.ie)  
T: 025 85700 F: 025 85708

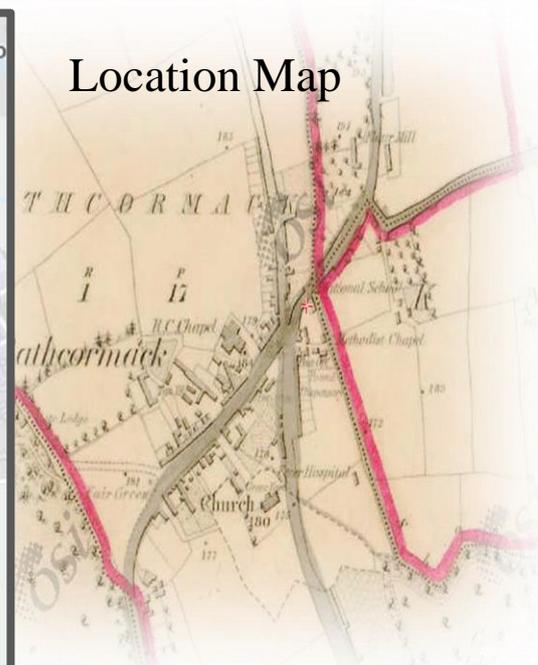
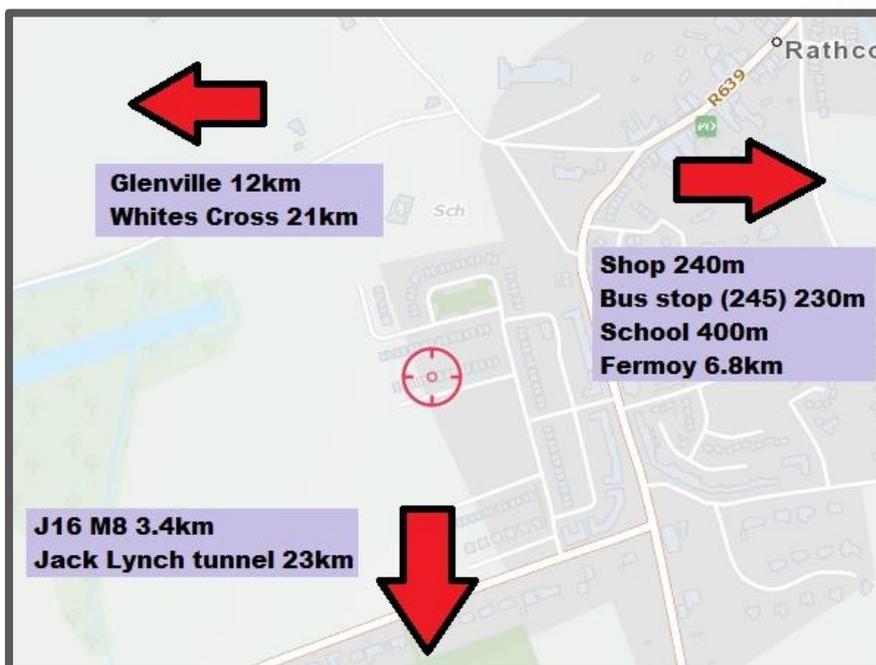
[www.daft.ie](http://www.daft.ie)  
[www.myhome.ie](http://www.myhome.ie)



# Location:



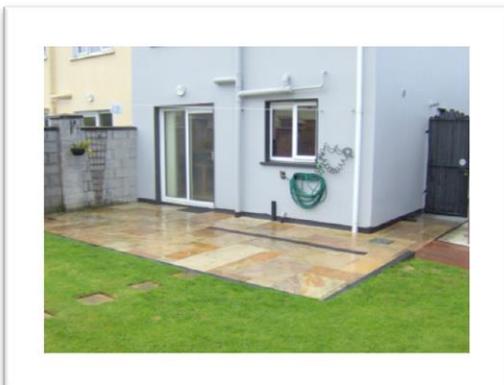
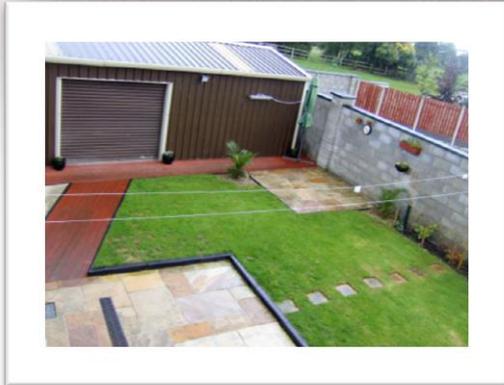
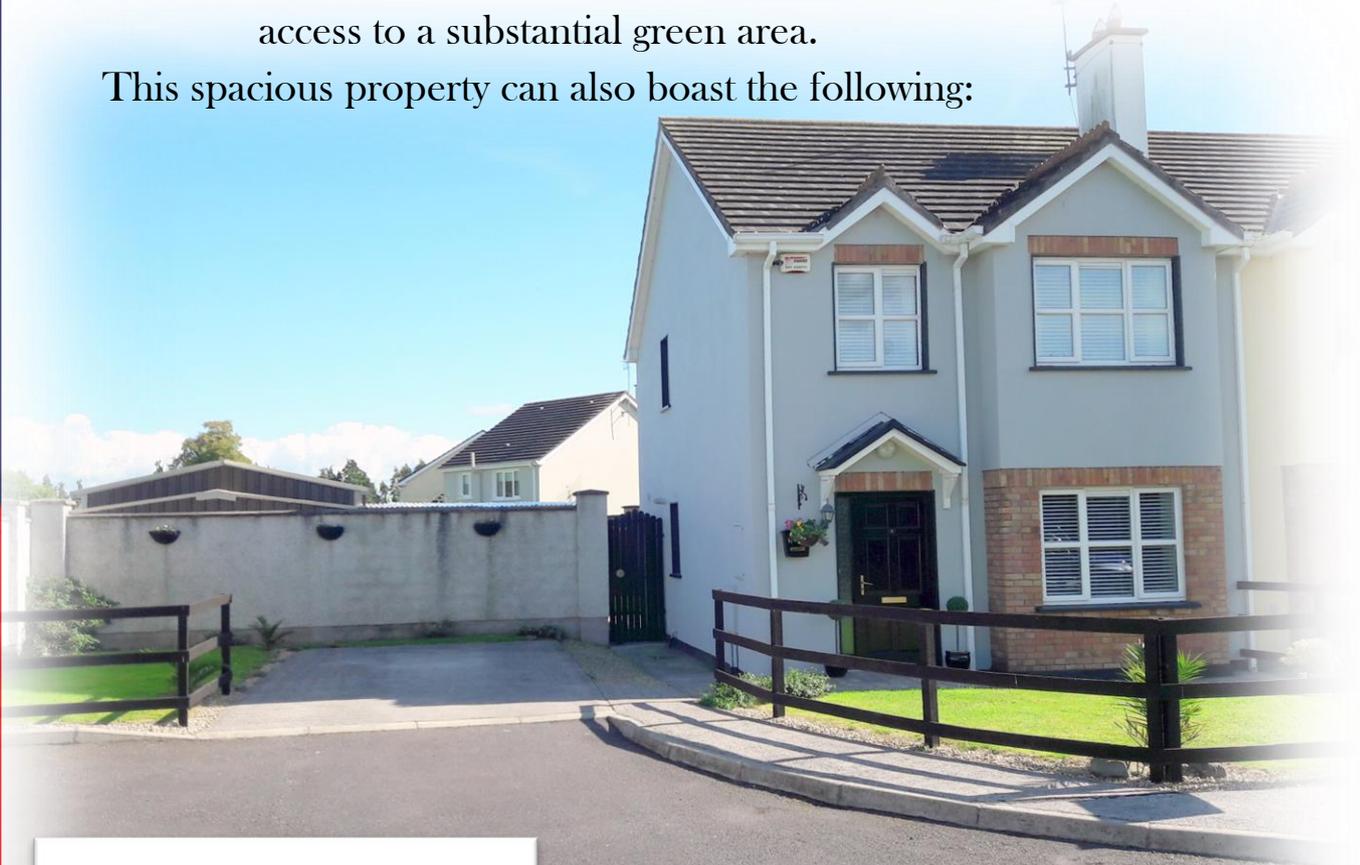
Located just off of Rathcormacs Main Street nestled among the maturing greens of the Páirc Na Nean development & 5 minutes walk from the amenities of the village, school, day-care & shops. This property is just 5 minutes from the M8 Motorway & is just under 20 minutes from the Jack Lynch tunnel.



# Features:

Benefiting from its location a stones throw from the heart of the village with a unique corner plot, generous garden & access to a substantial green area.

This spacious property can also boast the following:



- Areas are set out in Lawn, paving & concrete.
- Mains Water & Sewerage.
- Gas fired central heating system.
- Hardwood front door.
- PVC double glazed windows.
- Ground floor guest W/C.
- Generous reception areas.
- 5minutes from the M8 Motorway.
- 20minutes from the Jack Lynch tunnel.
- Large garden storage shed. (35ft x 12ft)
- Side access to garden.
- Outdoor tap & power point.
- Alarm system.
- Largest corner plot.

# Accommodation:

(Ground Floor)

## Entrance Hall:

5.28m x 1.96m  
(17' 4" x 6' 5")

- Ceramic floor tiles.
- Telephone point.
- Radiator.
- Power points.



## WC:

1.63m x 0.89m  
(5' 4" x 2' 11")

- Ceramic floor tiles.
- Whb & toilet.
- Radiator.

## Livingroom:

4.90m x 3.43m  
(16' 1" x 11' 3")

Feature open fireplace with timber surround, cast iron insert & tile heart.

- Timber floor.
- Bay Window.
- Power points.
- Television point.
- Radiator.



**Kitchen/dining room:**

5.51m x 3.41m

(18' 1" x 11' 2")

Wall & floor Kitchen units with dark work surfaces. Tile back splash.

- Ceramic floor tiles.
- Hot & cold stainless sink.
- Integrated hob & oven.
- Extractor fan.
- Plumbed for washing machine.
- Two radiators.
- Power points.



## *(First Floor)*

### **Bedroom 1:**

3.07m x 2.85m

(10' 1" x 9' 4")

Large built in sliding wardrobe.

- Timber floor.
- Power points.
- Radiator.

### **Ensuite bathroom:**

2.57m x 0.81m

(8' 5" x 2' 8")

- Tiled floor to ceiling.
- Ceramic floor tiles.
- Whb & toilet.
- Triton elec shower.
- Radiator.
- Extractor fan.



### **Bedroom 2:**

4.39m x 2.77m

(14' 5" x 9' 1")

- Timber floor.
- Radiator.
- Power points.
- Bay window.
- Television point.

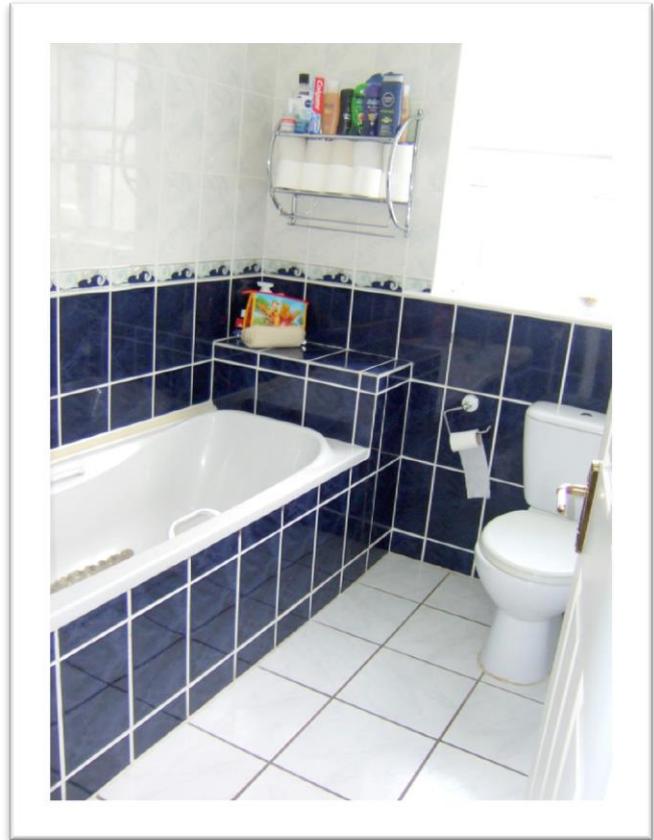


**Bathroom:**

2.01m x 1.96m

(6` 7`` x 6` 5``)

- Whb & Toilet.
- Bath & extractor fan.
- Tiled floor to ceiling.
- Ceramic Floor tiles.
- Radiator.



**Bedroom 3:**

2.74m x 2.62m

(9` x 8` 7``)

- Timber floor.
- Power point.
- Radiator.



# Directions:



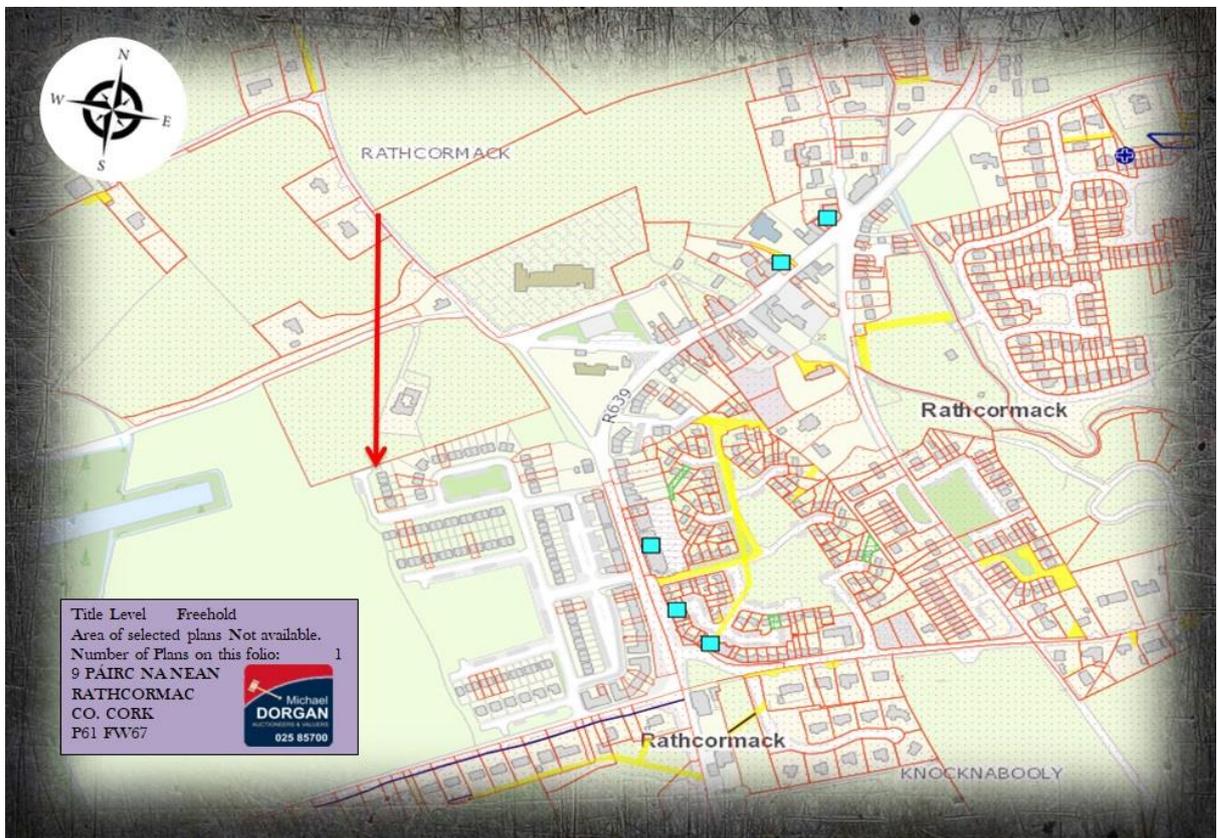
Take the second right turn (at end).



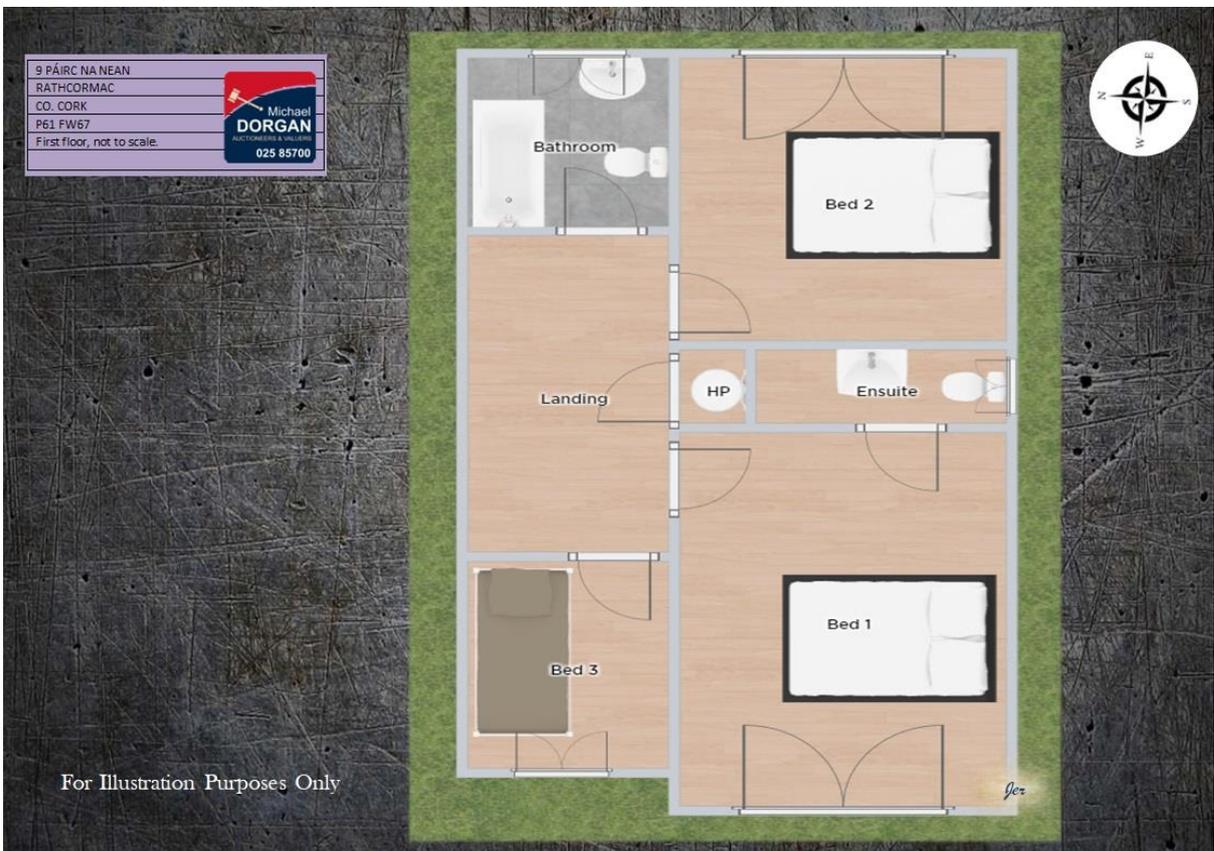
Last house on the RHS.



# Documents:



# Floor Plans:







# Terms:



**Guide: €250,000**

This well located property is being offered for sale by private treaty, terms are available & to be negotiated on application with sole 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.



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.

**BER C2**

**Building Energy Rating**

BER: C2

BER No. 110243102

EPI: 177.67Wh/m<sup>2</sup>/yr.

Full BER Certs & Advisory reports available on request.