

# 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 10 minutes from Fermoy & a short commute from Cork city centre. Offering a wealth of space, quality & value. Viewing by appointment with sole agent:

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[www.daft.ie](http://www.daft.ie)  
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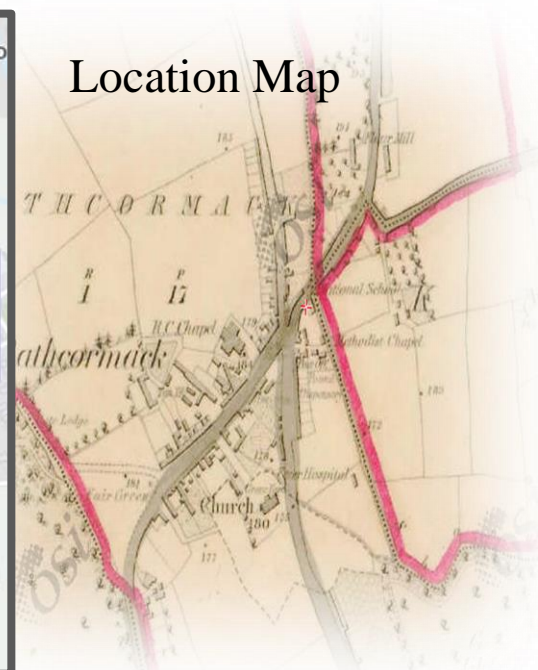
## Location:



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.



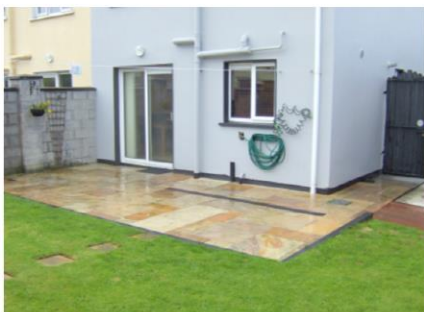
Location Map



# 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.

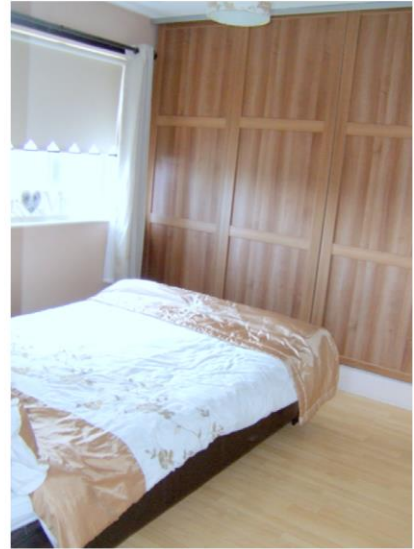
- Timber floor.
- Power points.
- Radiator.

### **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.



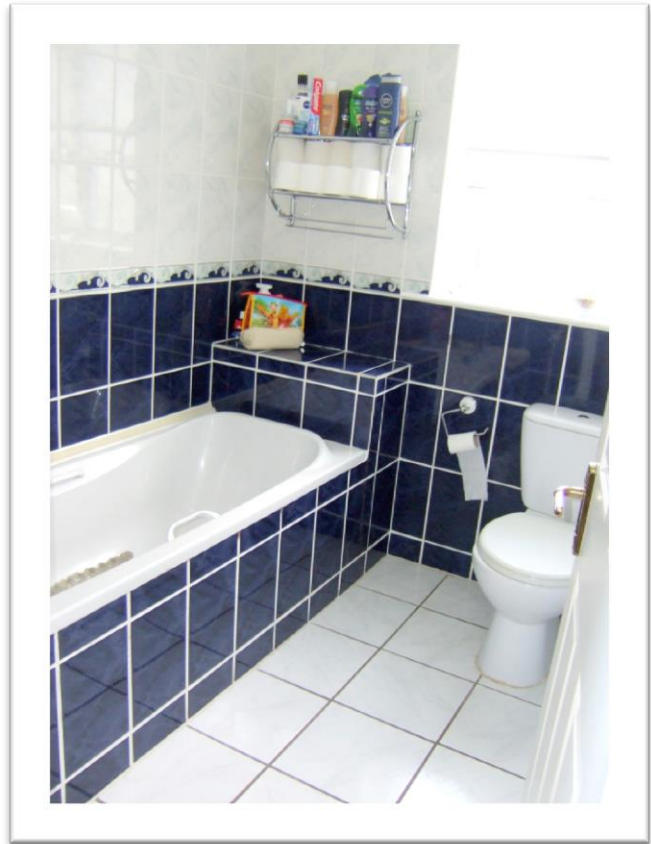


**Bathroom:**

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:*

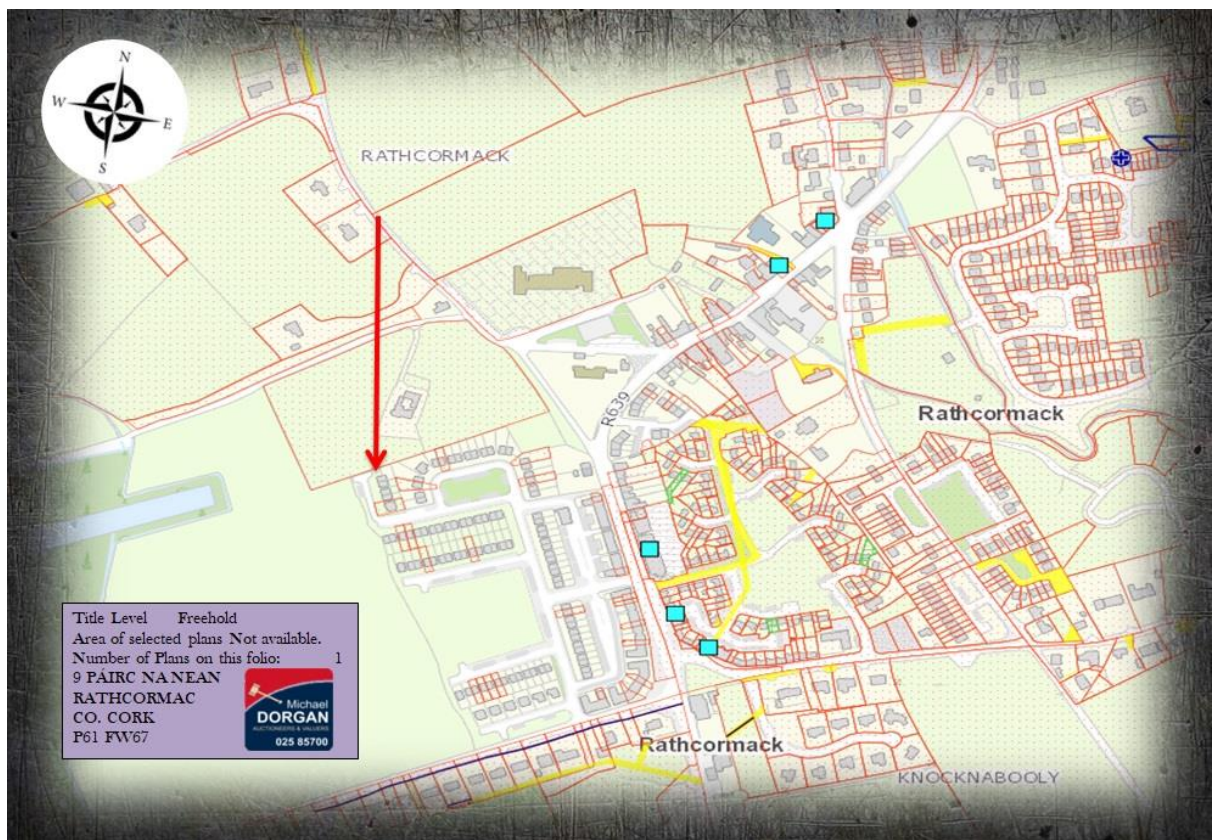
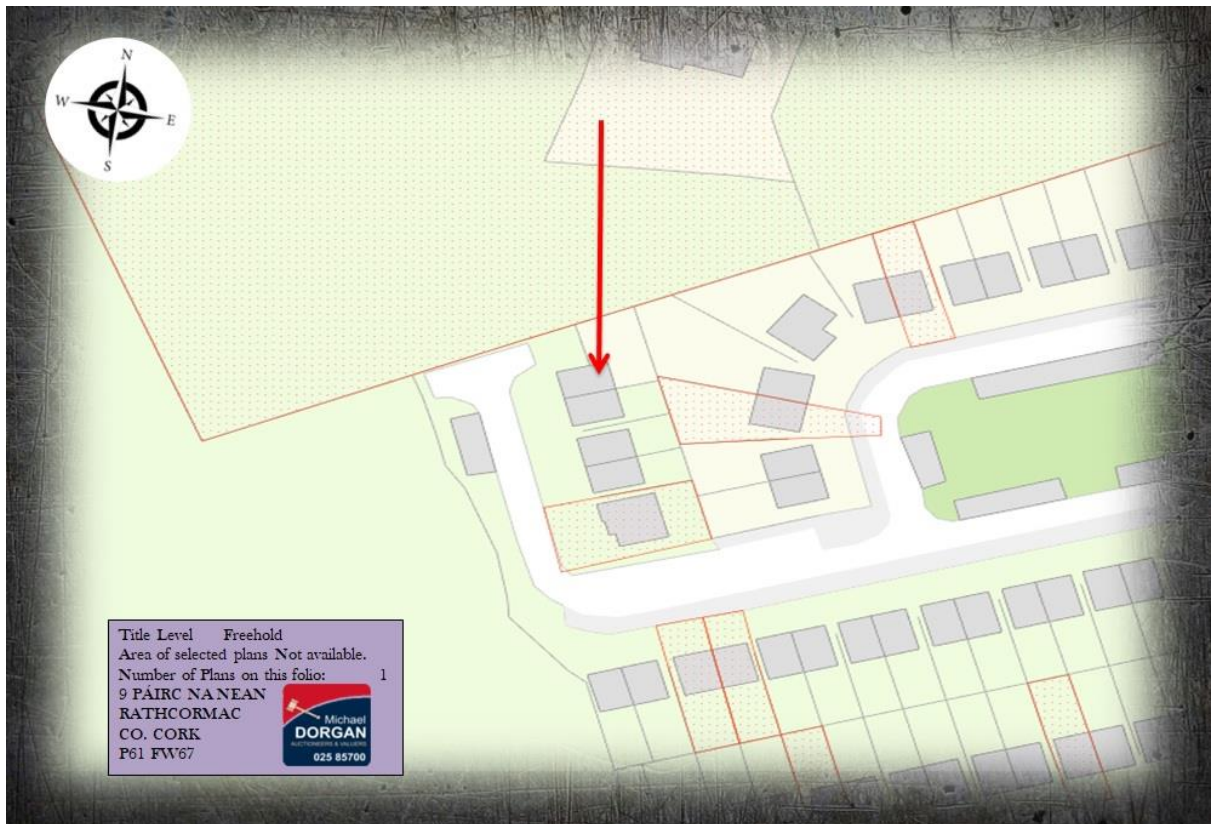






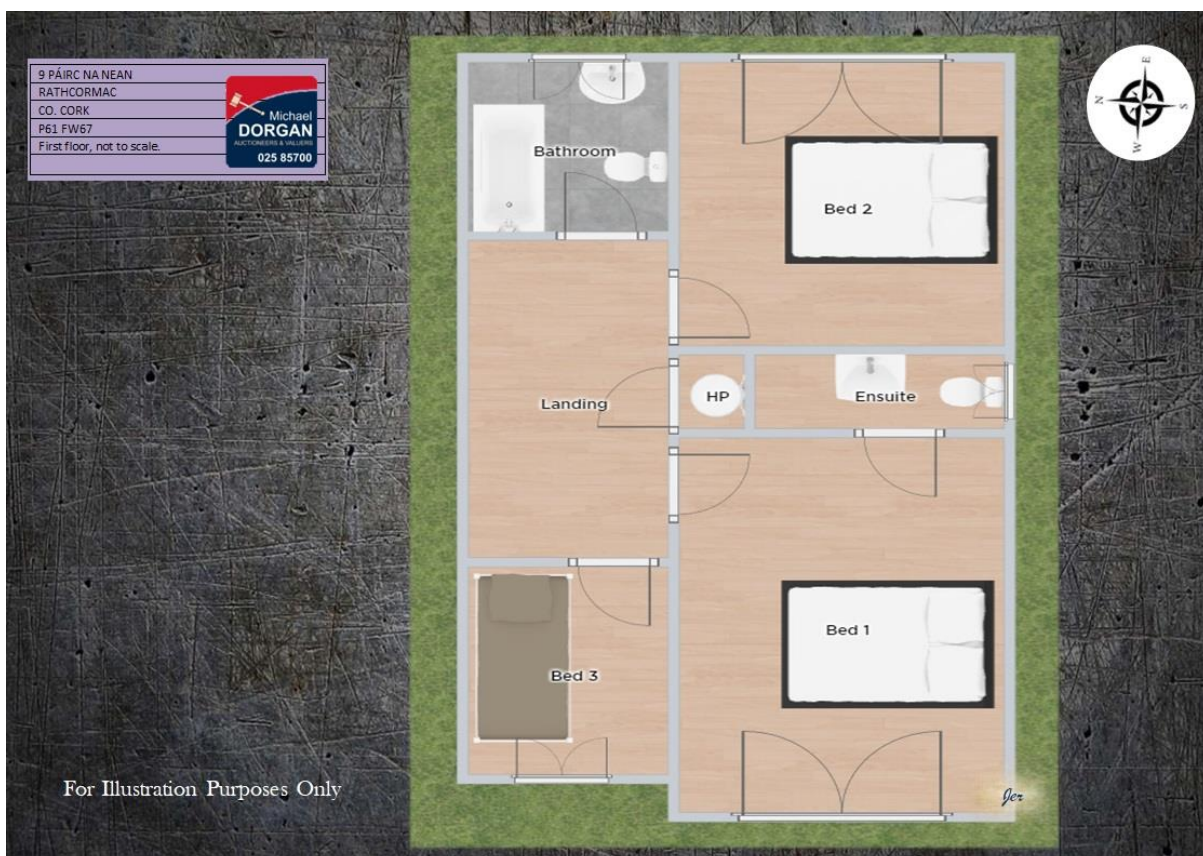


# Documents:





# 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:

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**Viewing:** Strictly by Appointment only.



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**Building Energy Rating**

BER: C2

BER No. 110243102

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

Full BER Certs & Advisory reports available on request.