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1 The Paddock

BER D1

Ballyboy West o Clogheen o Co. Tipperary o E21 X282



Guide: €249,950

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

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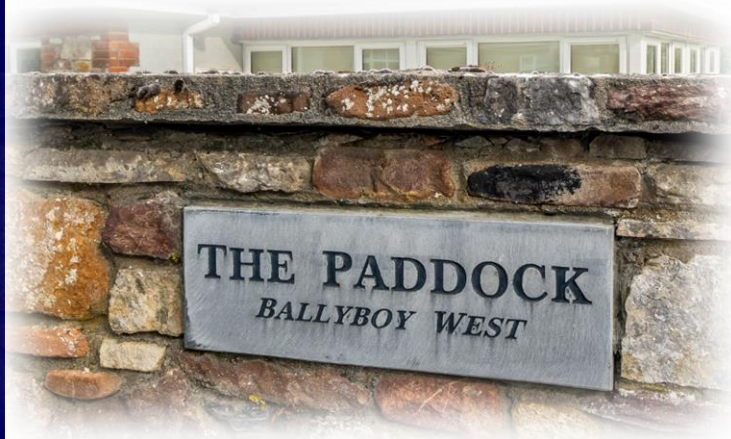
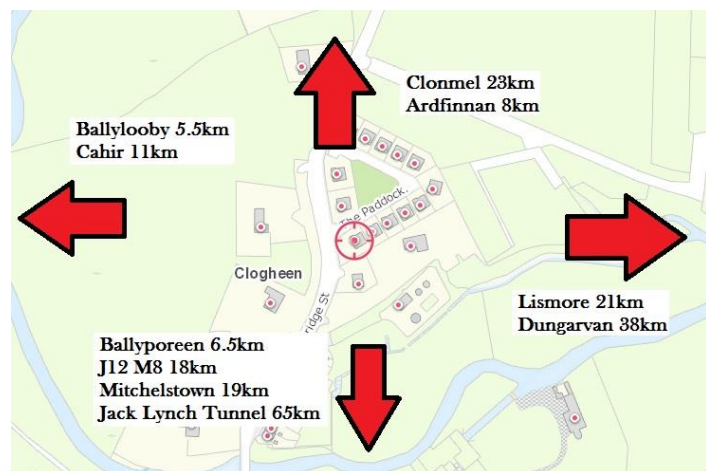
**Michael
DORGAN**
AUCTIONEERS & VALUERS
025 85700



Features

For Sale by Private Treaty

- 4/5 Bedroom detached house.
- C.161.5m² /1738sqft.
- 45minutes from the Jack Lynch Tunnel.
- Unrivalled corner plot with private pedestrian access
- Substantial living space with sunroom, additional reception room/ground floor bedroom & large utility room.
- Superb condition (holiday home) with little use, wear & tear.
- OFCH, mains water & sewerage.
- Mountain views.



Accommodation (Ground floor)

Entrance hallway

4.93m x 1.98m

16' 2" x 6' 6"

Timber floor, radiator, power points, cornicing.

Livingroom

5.50m x 4.18m

18' 1" x 13' 9"

Timber floor, radiator, power points, cornicing & rose, feature fireplace, french doors onto dining room.

Kitchen/ Dining room

6.28m x 4.17m

20' 7" x 13' 8"

Wall & floor units, tile back splash, integrated oven, hob, dishwasher, extractor fan, light fitting, cornicing, ceramic floor tiles, radiator, patio door onto garden.

Sunroom

4.41m x 3.54m

14' 6" x 11' 7"

Ceramic floor tiles, radiator, power points, mountain views.

Utility

3.44m x 2.98m

12' x 9' 9"

Wall & floor units, ceramic floor tiles, plumbed for utilities

WC

1.91m x 1.61m

6' 3" x 5' 4"

WHB & toilet, mains shower, radiator, floor tiles.

Bedroom 1/office

4.32m x 2.99m

14' 2" x 9' 10"

Carpet, power points, radiator.

(First floor)

Bedroom 2

3.84m x 3.8m

12' 7" x 10' 1"

Timber floor, power points, radiator.

Ensuite

1.62m x 1.41m

5' 4" x 4' 8"

WHB & toilet, shower, radiator, floor tiles.

Bedroom 3

3.66m x 2.27m

10' 6" x 7' 6"

Timber floor, power points, radiator.

Bedroom 4

3.64m x 3.8m

11' 11" x 10' 1"

Timber floor, power points, radiator.

Bedroom 5

3.64m x 3.8m

10' 1" x 7' 6"

Timber floor, power points, radiator.

Bathroom

1.96m x 1.81m

6' 6" x 6"

WHB & toilet, bathtub, radiator, floor tiles.

HP

Shelved.

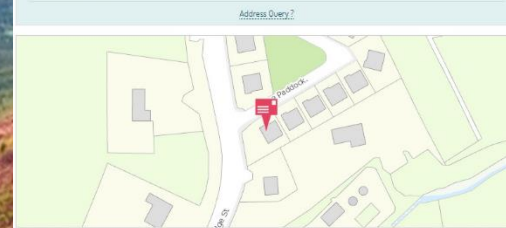


Building Energy Rating



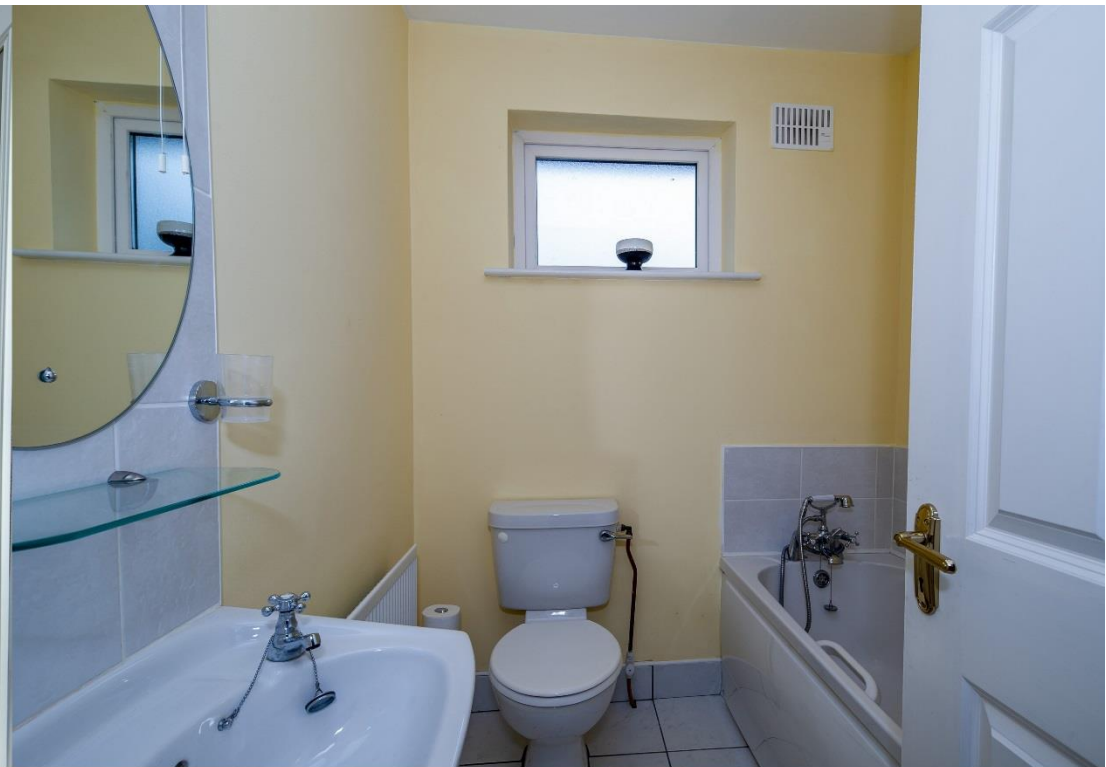
Directions

1 THE PADDOCK
BALLYBOY WEST
CLOGHEEN
CO. TIPPERARY
E21 X282



Site







Viewing

www.michaeldorgan.ie



Strictly by appointment with sole agent.

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