

# Evergreen Cottage

Skeheen Upper • Mitchelstown • Co. Cork



**BER** Pending



**4 Bedroom Detached House on c. 1/2 An acre.**

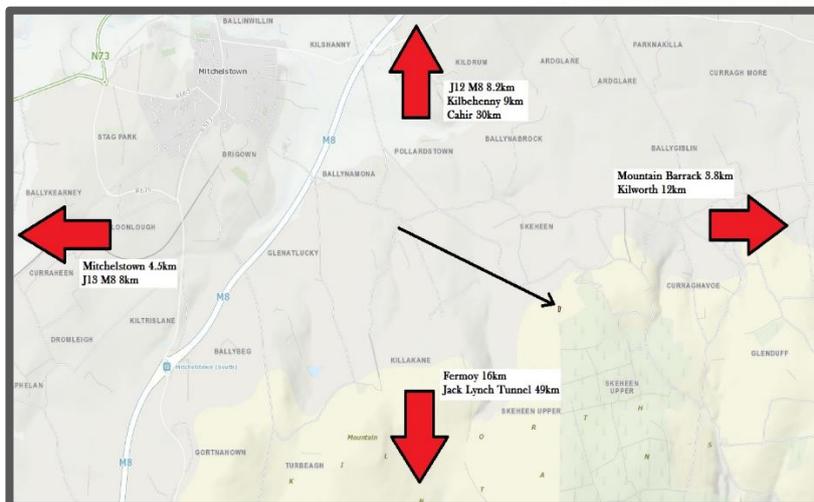
**Guide €95,000**

Michael Dorgan Auctioneers & Valuers are delighted to present what can only be described as a quintessential Irish Cottage, complete with solid fuel range & an assortment of outbuildings. The property has a tremendous character, unrivalled mountain views, a superb c.1/2 of an acre elevated site in an area of outstanding natural beauty. Located just 5 minutes from Mitchelstown town centre & 35 minutes from the Jack Lynch Tunnel.

## Location:



Located just off the L5659 Araglen Rd, A short drive from the amenities of Mitchelstown. Cork & Limerick are all within commuting distance. The M8 Motorway is easily accessed at Junctions 12/13(8 minutes), with the property just 35minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from a picturesque scenic location with the most superb countryside views. Fishing, hill walking & equestrian activities are all prominent close-by.



Location Map

Skeheen Mountain

# Features:

This well-appointed property plays host to a number of attractive features:

- 8 minutes from Junctions 12/13 of M8 Motorway.
- 5 minutes from Mitchelstown town centre.
- 35minutes to the Jack Lynch Tunnel.
- 4km from shops and schools.
- Substantial c.0.50 of an acre elevated site.
- Outbuildings, Green house, Polytunnel.



# Accommodation:

## Kitchen:

3.18m x 2.08m

(10' 5" x 6' 10")

Bespoke wall & floor units with solid Douglas fir work surfaces.

- Vinyl flooring.
- Stainless Hot & Cold sink.
- Panelled ceiling.
- Power points.



## Utility:

2.67m x 2.49m

(8' 9" x 8' 2")

- Vinyl flooring.
- Floorings.
- Stainless hot & cold sink.
- Plumbed for utilities.
- Power points.

**Livingroom/Dining room:**

4.09m x 3.68m

(13' 5" x 12' 1")

- Solid fuel range cooker with back boiler.
- Vinyl flooring.
- Power points.
- Radiator.
- Hot press.





**Livingroom/bedroom:**

4.01m x 3.25m

(13' 2" x 10' 8")

- Solid fuel stove.
- Quality carpet.
- Power points.
- Radiator.

**Bedroom 1:**

3.76m x 3.40m  
(12' 4" x 11' 2")

- Timber floor.
- Bespoke joinery.
- Radiator.
- Mountain views.



**Bathroom:**

2.18m x 1.57m  
(7' 2" x 5' 3")

- Vinyl flooring.
- WHB & toilet.
- Electric shower.
- Bath tub.
- Tiled around bath.





**Bedroom 2:**

2.18m x 2.03m  
(7` 2`` x 6` 8``)

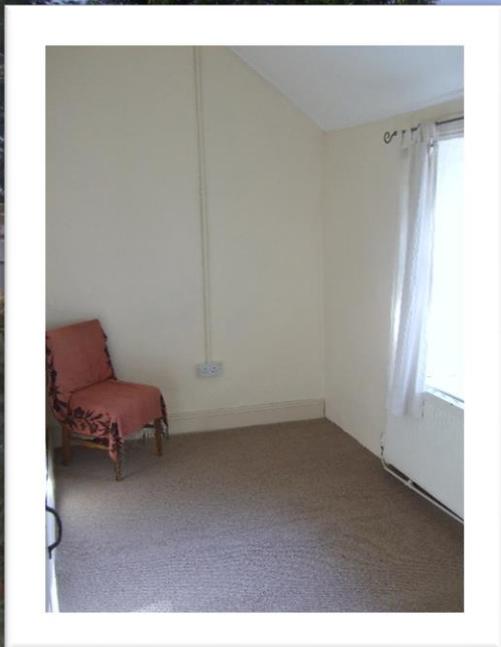
- Timber floor.
- Radiator.
- Power points.



**Bedroom 3:**

3.18m x 1.91m  
(10` 5`` x 6` 3``)

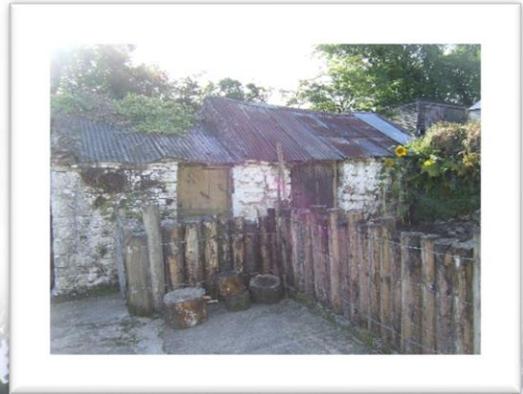
- Quality carpet.
- Power points.
- Radiator.



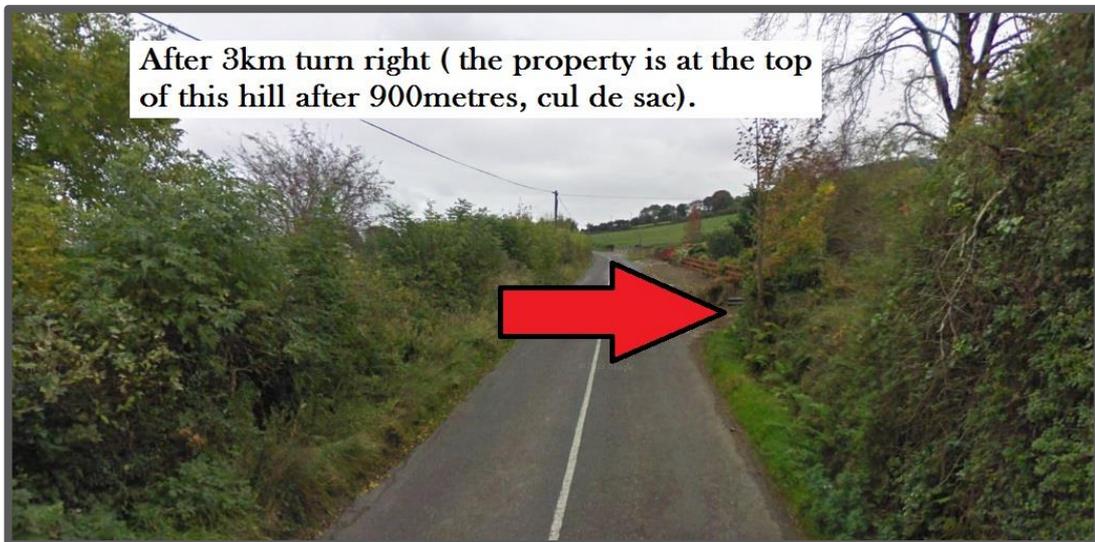
# Outside:

The property benefits from a superb elevated c.1/2 an acre site with mountain views, outbuildings include:

- Old stone buildings.
- Green house.
- Polytunnel.
- Chicken run.
- Pump house.



# Directions:



EVERGREEN COTTAGE  
SKEHEEN UPPER  
MITCHELSTOWN  
CO. CORK  
P67 T326

Address Query 2



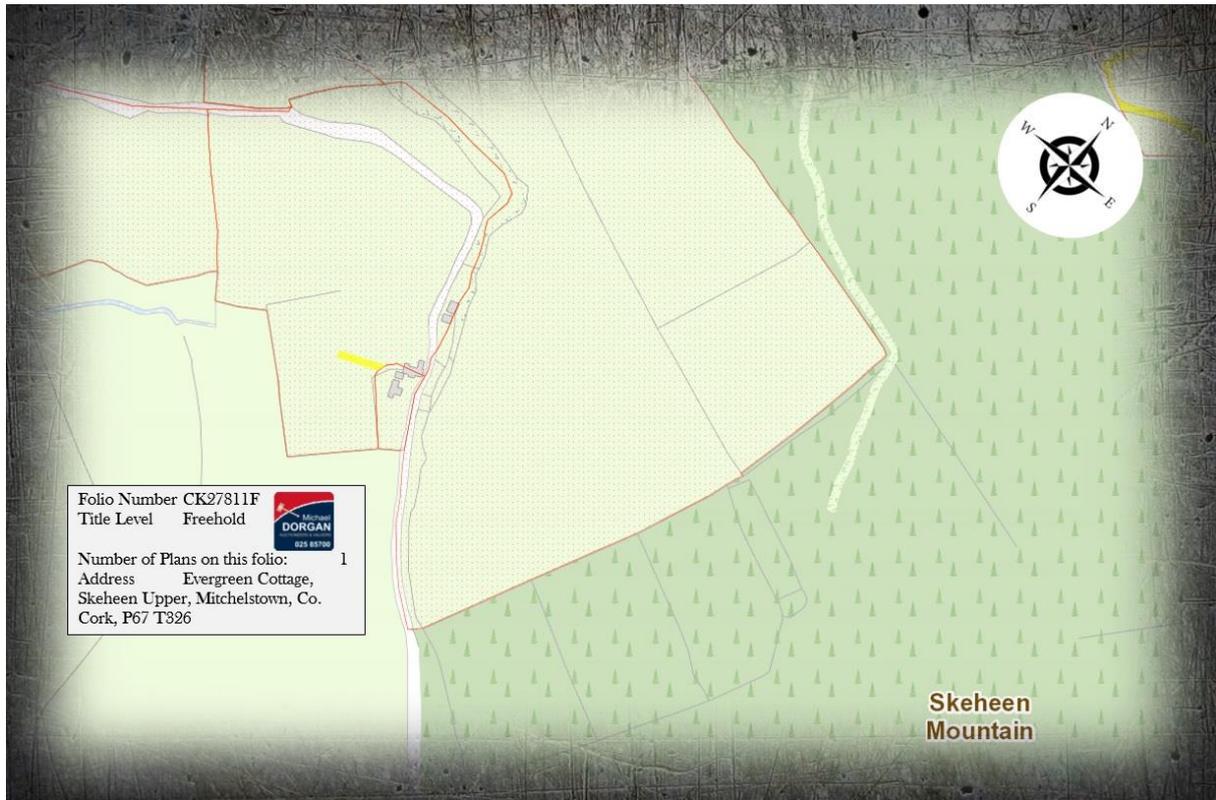
**Latitude**

52.243568614433926

**Longitude**

-8.202817440032959

# Documents:



# Floor plans:





# Terms:

**Guide: €95,000**

This unrepeatable property is being offered for sale by private treaty. Terms are available and to be negotiated on application with agents:

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Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing: Strictly by Appointment only.**



**BER Pending**

**Building Energy Rating**

**BER:**

**BER No.**

**EPI: kWh/m<sup>2</sup>/yr**

Full BER Certs & Advisory reports available on request.

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