

Park Shady

Glenahulla • Mitchelstown • Co. Cork • P67 AW61

**BER C3**

5 Bedroom Detached House, Large C.1.50 Acre Site

Guide €375,000

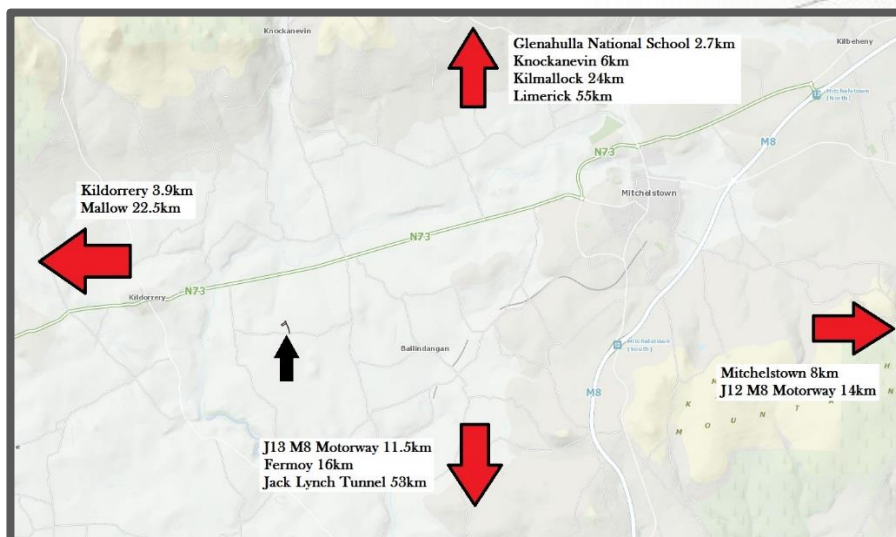
Michael Dorgan Auctioneers are delighted to present this immaculate 5 bedroom family home to the market. Benefitting from a most generous private site, with detached garage & ample space for further development. Just 5 minutes from Mitchelstown & a short commute from the Jack Lynch Tunnel & city centre. Offering a wealth of space, quality & convenience.

Viewing recommended & by appointment with sole agent:

Location:



Located just off of the N73 main rd, a short drive from both Kildorrery & Mitchelstown's amenities, school, day-care & shops. 10 minutes from Fermoy town centre. The M8 Motorway is easily accessed at Junctions 12 & 13 (5 minutes), with the property just 35 minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from a scenic location with generous garden offering all the benefits of the countryside. Fishing, hill walking & equestrian activities are all prominent close-by.



Location Map

Accommodation:

Entrance hallway:

2.82 x 2.03

(9' 3" x 6' 8")

- Ceramic tile floor.
- Sliding patio door.

Living room:

4.52 x 4.42

(14' 10" x 14' 6")

- Ceramic tile floor.
- Solid fuel stove.
- Television & power points.
- Radiator with cover.
- Recessed lighting



Sitting room:

4.45 x 2.92

(14' 7" x 9' 7")

- Ceramic tile floor.
- Television & power points.
- Radiator
- Cast Iron Fireplace.

Stairs room/hallway:

5.26 x 3.00

(17' 3" x 9' 10")

- Solid timber floor.
- Hot press.
- Radiator.
- Power & Telephone points.

Family room:

4.95 x 4.52

(16' 3" x 14' 10")

- Timber floor.
- Power, television & Telephone points.
- Two Radiators
- Recessed lighting.

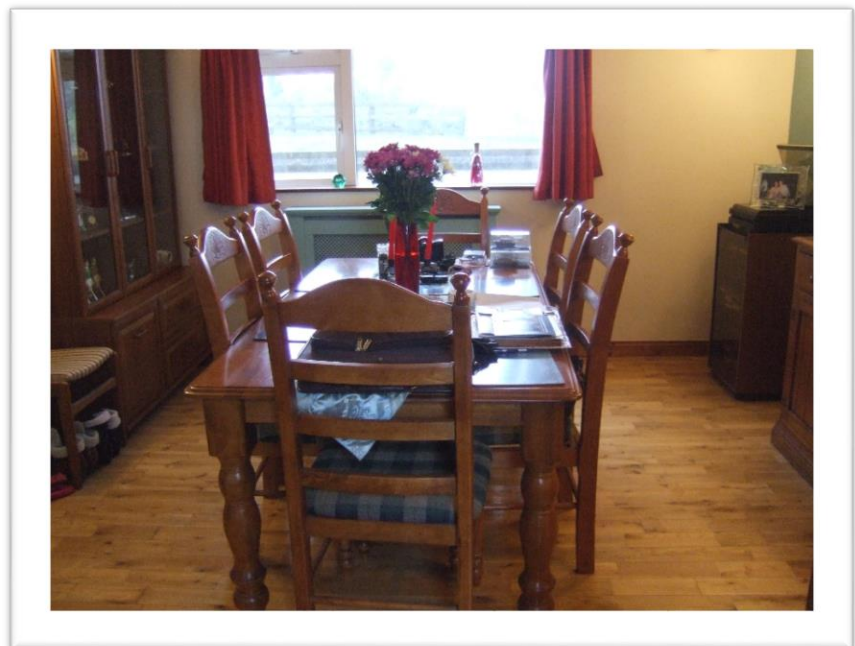
Dining room:

Second reception room

5.05 x 4.60

(16' 7" x 15' 1")

- Timber floor.
- Power points.
- Radiator.



Guest W.C:

2.46x 0.79

(8` 1`` x 2` 7``)

- Toilet
- WHB
- Ceramic Floor Tiles.
- Radiator
- Extractor fan.

Back porch:

1.93 x 1.37

(6` 4`` x 4` 6``)

- Ceramic floor tiles.



Kitchen:

3.86x 3.81

(12` 8`` x 12` 6``)

Wall & floor kitchen units

- Hot & cold sink.
- Extractor fan
- Ceramic floor tiles.
- Tiled around units
- Recessed lighting
- Telephone point



First Floor:

Bedroom 1:

4.42 x 2.95

(14' 6" x 9' 8")

- Timber floor.
- Radiator.
- Power points.

Bedroom 2:

3.66 x 3.43

(12' 0" x 11' 3")

- Timber floor.
- Radiator.
- Power points.

Bedroom 3:

4.24 x 3.40

(13' 11" x 11' 2")

- Timber floor.
- Radiator.
- Power points.
- Built in Wardrobe.

Bedroom 4:

4.22 x 2.74

(13' 10" x 9' 0")

- Timber floor.
- Radiator.
- Power points



Bedroom 5:

(Main bedroom)

4.95 x 4.45

(16' 3" x 14' 7")

- Power points & Television point.
- Telephone point.
- Timber floor.
- Radiator.
- Built in wardrobe.
- Ensuite.

Ensuite:

2.57 x 1.52

(8' 5" x 5' 0")

- Toilet
- Tiled floor
- Walls tiled to border
- Extractor fan.
- Mira Elec shower.
- Radiator.

Bathroom:

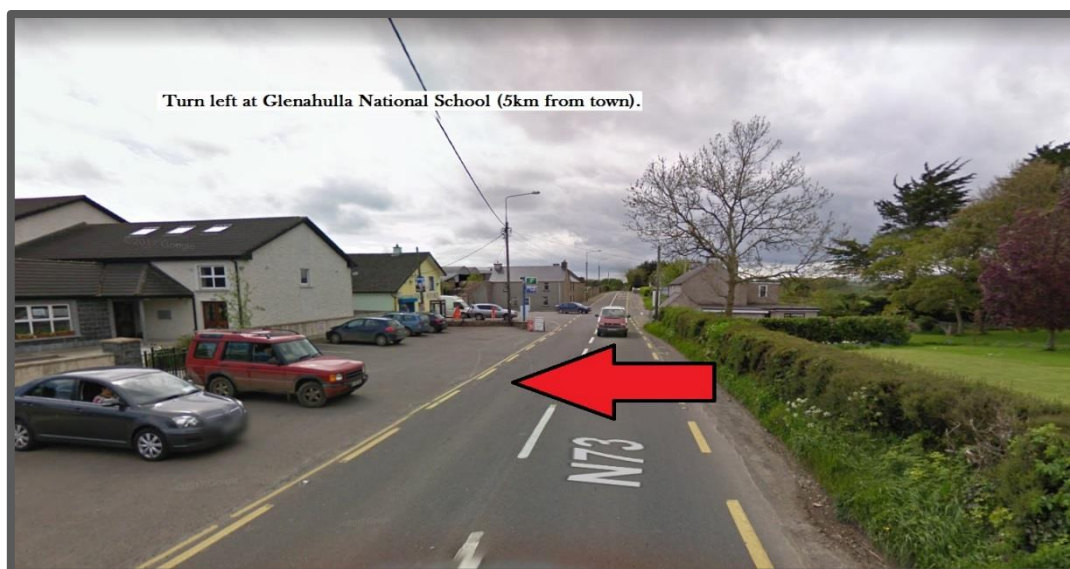
3.71 x 3.12

(12' 2" x 10' 3")

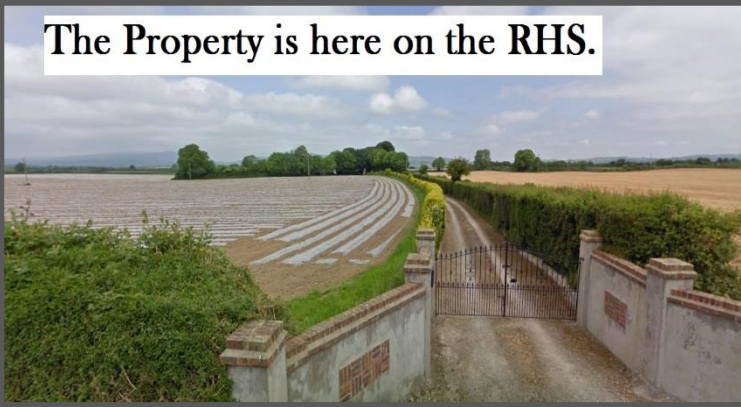
- Ceramic floor tiles.
- Walls tiled to border.
- Toilet.
- Radiator.
- Heated towel rail.
- Double threshold mira elec shower.
- Stand-alone roll top bath
- Recessed lighting.
- Extractor fan



Directions:



The Property is here on the RHS.



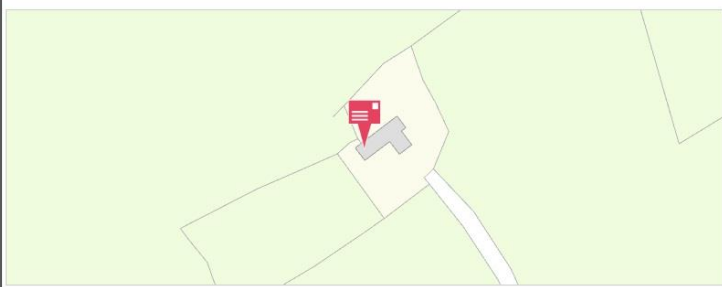


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Eircode found

[Address Query?](#)



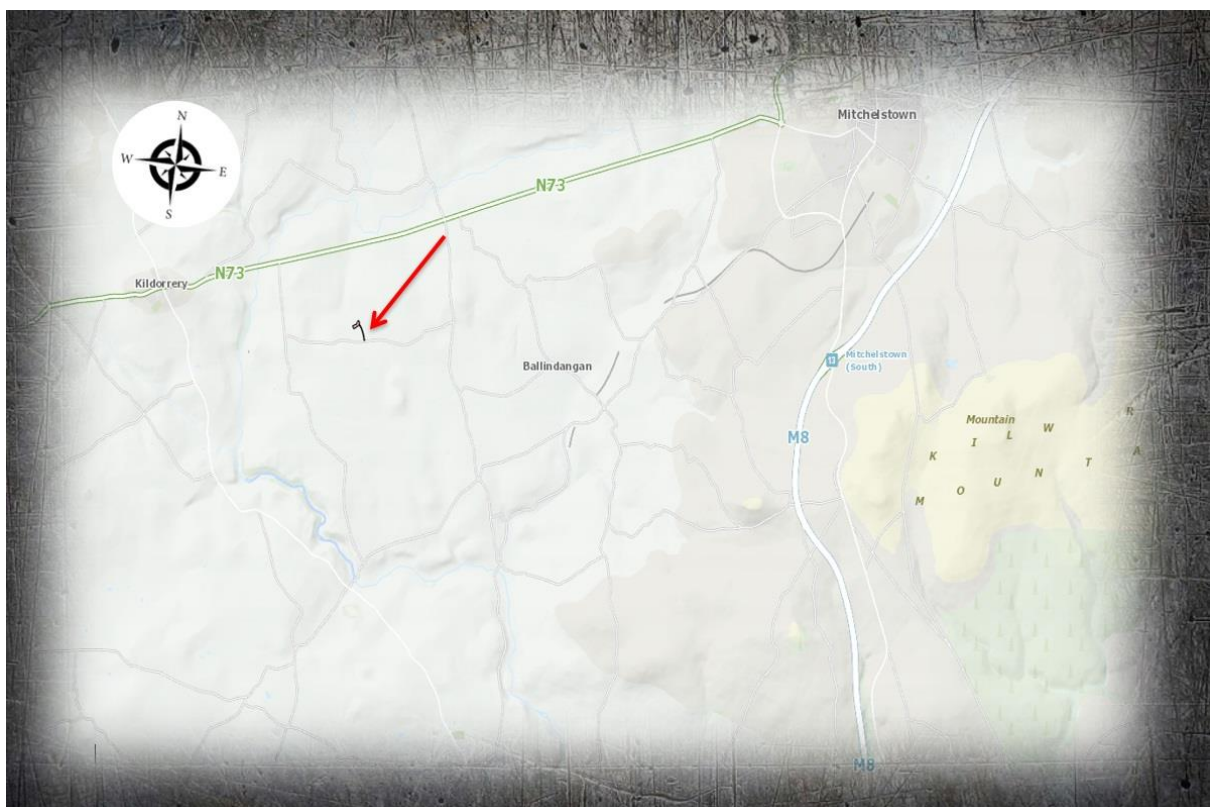
Latitude

52.240052197790234

Longitude

-8.382494566644482

Documents:



Terms:



Guide: €375,000

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

Michael Dorgan Auctioneers & Valuers
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Mitchelstown
Co. Cork

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Email: info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



Building Energy Rating
BER: C3

BER No. 107748873

EPI: 209.11 kWh/m²/yr

Full BER Certs & Advisory reports
available on request.

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