

The Square

Watergrasshill • Co. Cork



3 Bedroom House with development potential

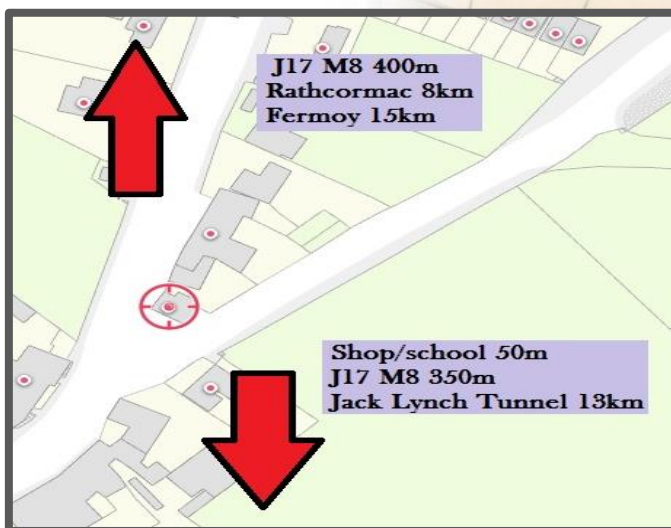
Guide €180,000

Michael Dorgan Auctioneers & Valuers are delighted to present this rare opportunity to purchase a substantial landmark property oozing with potential. Located in heart of Watergrasshill village within walking distance of amenities & 10 minutes from the Jack Lynch tunnel. The property can boast 3 bedrooms & generous living spaces all requiring renovation. There is a large detached building to the rear & the property benefits from road frontage and access on three sides. Viewing by appointment with sole agent.

Location:



Located in the heart of Watergrasshill just off the M8 motorway at Junction 17 within a short walk of the villages amenities. 15minutes from Fermoy, 10minutes form the Jack lynch tunnel.



Location Map

Features:

This substantial property plays host to a number of attractive features:

- Large corner site, 3 access points. (C.0.0892 acres).
- 2 minutes from junction 17 of M8 Motorway.
- Spacious living accommodation.
- 10minutes to the Jack Lynch tunnel.
- A short walk from shops and schools. (500m)
- Large detached building to the rear of site.
- Development potential.



Accommodation:

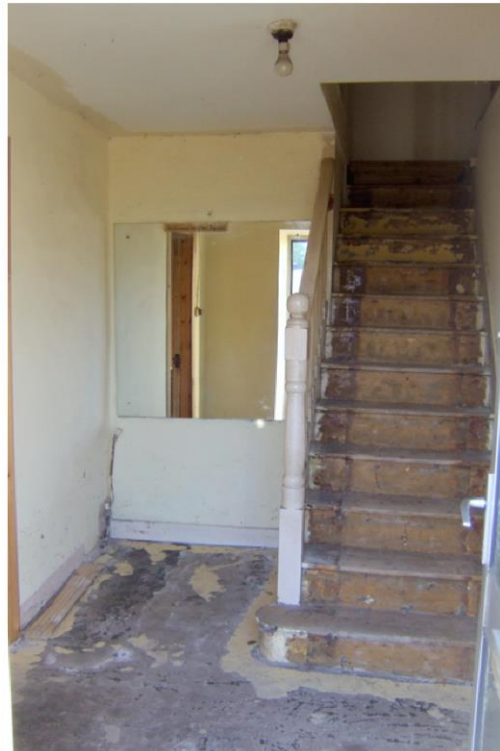


Entrance hallway:

2.87m x 1.96m

(9' 5" x 6' 5")

- Concrete floor.
- Staircase.



Livingroom:

5.79m x 3.96m

(19' x 12' 12")

- Vinyl floor.
- Original feature fireplace.
- Bay window.
- Power points.

Kitchen/dining room:

5.72m x 3.84m

(18' 9" x 12' 7")

- Concrete floor.
- Wall & floor kitchen units.
- Stanley range.
- Power points.





Utility:

2.72m x 1.68m

(8' 11" x 5' 6")

- Hot & Cold sink.
- Plumbed for utilities.
- Power points.
- Concrete floor.

Back hallway:

4.06m x 2.21m

(13' 4" x 7' 3")

- Power points.
- Concrete floor.



Bedroom 1:

5.77m x 3.48m

(18' 11" x 11' 5")

- Radiator.
- Power points.



Bathroom:

3.66m x 2.24m

(12' x 7' 4")

- Vinyl floor.
- WHB & Toilet.
- Bath & Shower.
- Hot press.



Bedroom 2:

3.12m x 3.05m

(10' 3" x 10')

- Radiator.
- Power points.



Bedroom 3:

2.46m x 2.31m

(8' 1" x 7' 7")

- Radiator.
- Power points.



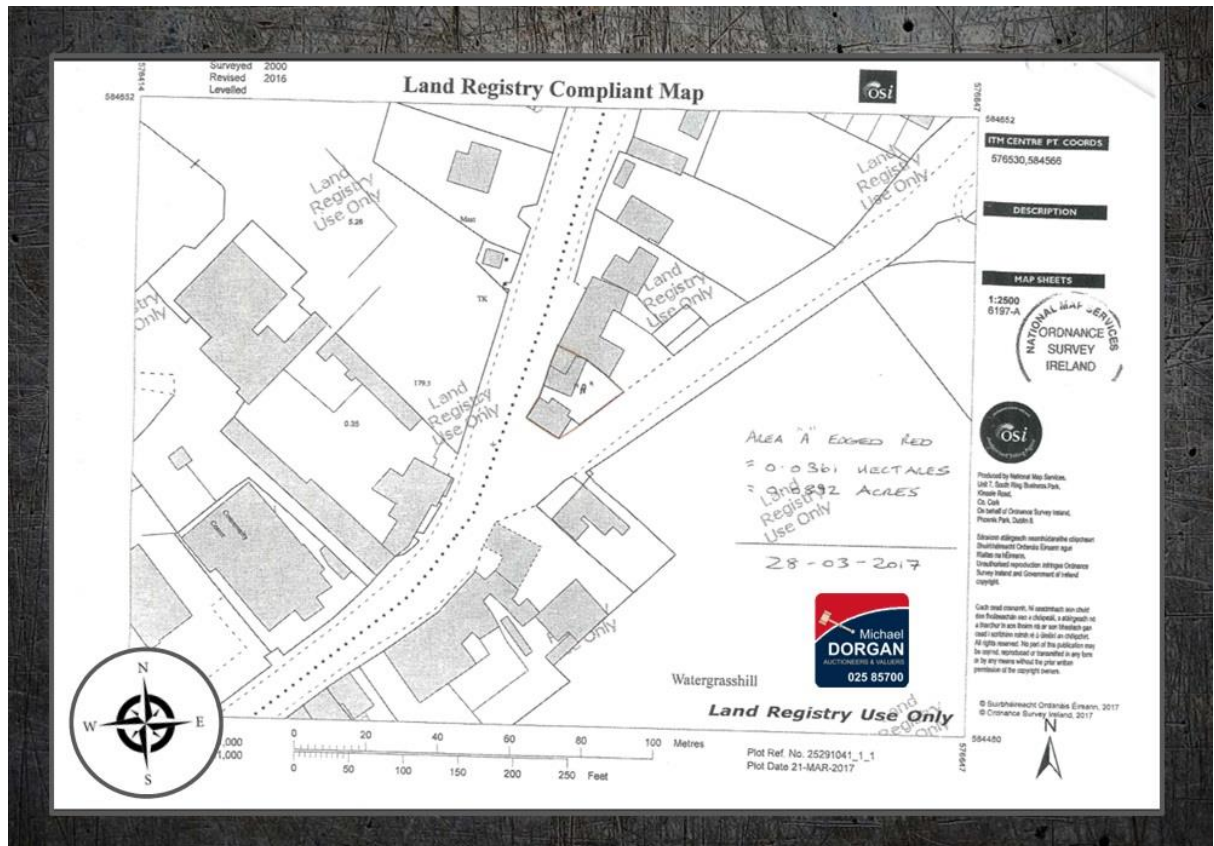
Outside:

The property benefits from a generous corner site with road frontage & entrance on three sides.

- Large garden with development potential.
- Large detached shed/building that may be suitable for conversion.



Documents:



Terms:



Guide: €180,000

This well located property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with sole agents:

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Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.

Building Energy Rating

BER: Pending

BER No.

EPI:kWh/m²/yr

Full BER Certs & Advisory reports available on request.



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.