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Coombs

Ardpatrick • Kilmallock • Co. Limerick • V35 XY98

BER C3

Guide: €230,000

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

- 3-bedroom detached house
- Generous c.0.23 hectare/c.0.57-acre site.
- Gravel drive, lawned gardens, feature pond and pergola, natural stream.
- Garden shed. Stone patio.
- Limestone entrance with wrought iron entrance gates, wired for lighting.
- OFCH, Mains water & septic tank.
- Fermoy & Mallow just under 30 minutes.
- Limerick 40 minutes, Cork 50 minutes.

Accommodation

Entrance Hallway
3.62m x 1.73m
11' 11" x 5' 8"
Marble floor tiles, light fitting, power points, radiator.

Livingroom
7.62m x 4.03m
25' x 13' 3"
Solid timber floor, stone fireplace with soldi fuel stove, power points, radiator, light fitting.

Kitchen
3.05m x 2.82m
10' x 9' 3"
Wall & floor units, tile back splash, plumbed for washing machine, integrated dishwasher, extractor fan, floor tiles, breakfast island, venetian blind.

Dining room
4.27m x 2.41m
14' x 7' 11"
Timber floor, power points, light fitting, french doors, radiator, venetian blinds.

Bathroom
3.04m x 1.77m
9' 12" x 5' 10"
Floor tiles, marble wall tiles, double threshold shower (mira elec), vanity sink with under storage, large storage mirror, roller blind, towel radiator, w/c.

Bedroom 1
4.26m x 13.12m
13' 12" x 10"
Bespoke fitted wardrobe with recessed lighting, hardwood floor, radiator, power points,

Bedroom 2
3.58m x 2.53m
11' 9" x 8' 4"
Hardwood floor, power points, radiator, built in wardrobe.

Bedroom 3
2.81m x 2.49m
9' 3" x 8' 2"
Hardwood floor, power points, radiator, built in wardrobe.

Hot Press
Shelved

Closet
Rail & shelved.





Building Energy Rating

BER/DEC

Address

COOMBS
ARDPATRICK
KILMALLOCK
CO. LIMERICK

Date Of Issue

20-02-2021

Type Of Rating

Existing Dwelling

Date Valid Until

20-02-2031

DEAP Version

4.0.0

Building Energy Rating

C3 217.76 (kWh/m²/yr)

BER/DEC Number

113681688

CO2 Emissions Indicator

53.45 (kgCO₂/m²/yr)

MPRN

10301059180

Dwelling Details

Dwelling Type:

Detached house

Floor Area:

91.18 (m²)

Main Space Heating Fuel:

Oil

No. of Storeys:

1

Wall Type:

Timber

Main Space Heating Efficiency:

85%

Year of Construction:

2005

Glazing Type:

Double Glazing

Main Water Heating Fuel:

Oil

Main Water Heating Efficiency:

85%

Site



Property Details

> Back

Folio Number

LK48770F

Title Level

Freehold

Plan Number

30

Property Number

1

Area of selected plans

0.23 hectares.

Number of Plans on this folio:

1

Address

Coombs, Ardpatrik,
Kilmallock, Co. Limerick,
V35 XY98

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*PRA Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#)

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COOMBS

ARDPATRICK

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Viewing

Strictly by appointment with Sole Agent,

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