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12 Templeroe

Shanballymore • Co. Cork • P51 FY99

BER C2



Guide: €175,000

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

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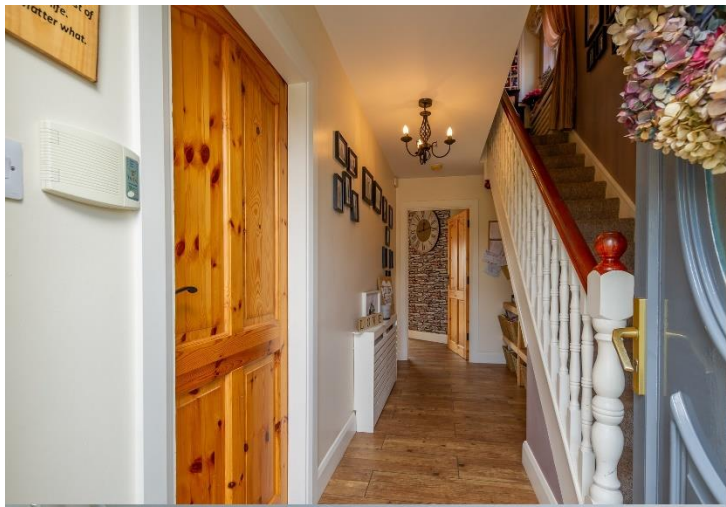
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PSR Licence
No: 002337

PSRA
PROPERTY SERVICES
REGULATORY AUTHORITY

daft.ie



Features

For Sale by Private Treaty

This 3-bedroom Family Home is located in a small mature development within walking distance of the villages amenities. The property offers excellent convenience being almost equidistant to Mallow, Mitchelstown and Fermoy. The property has been well maintained and cared for by its current owners and is lying in tranquil surroundings benefitting from generous green areas and backing onto farmlands.

- Main sewerage & water, oil fired central heating.
- High speed fibre to the home broadband.
- High quality garden shed with double glazing.
- Enclosed garden looking onto farmland.
- Floor area c.1227sqft - 114 m²
- Double Glazed Windows.
- 10 minutes from Junction 13 of the M8.
- 40 minutes from the Jack Lynch Tunnel.

Accommodation

Entrance Hallway

4.6m x 2m

15' 1" x 6' 6"

Ceramic floor tiles (timber effect),

Under stairs built in storage, 2 power points, radiator, light fitting.

Kitchen/dining.

6m x 4m

19' 8" x 13' 1"

Wall & floor units with neutral work surfaces, tile back splash, ceramic floor tiles (timber effect) composite sink, 5 power points, patio door to garden, light fitting, radiator.

Utility Room

2.4m x 2m

7' 10" x 6' 6"

Plumbed for utilities, rear door to garden, radiator, power points.

Sitting Room

4.9m x 4m

16' x 13' 1"

Off kitchen with double doors, timber flooring, solid fuel stove, built in shelving, bay window, 4 power points, light fitting, wired for satellite TV.

Spacious landing

3.6m x 2.9m

16' x 13' 1"

With large shelved hot-press.

Master Bedroom

4.4m x 3.4m

16' x 13' 1"

Timber flooring, built in shelving, power points, radiator, large rear window aspect (countryside views).

Ensuite

2.6m x 1.1m

8' 6" x 3' 7"

WHB, toilet, shower, radiator.

Bedroom 2.

3.4m x 3.3m

16' x 13' 1"

Timber flooring, built in wardrobe, built in shelving power points, radiator.

Bedroom 3.

3.7 x 2.25

16' x 13' 1"

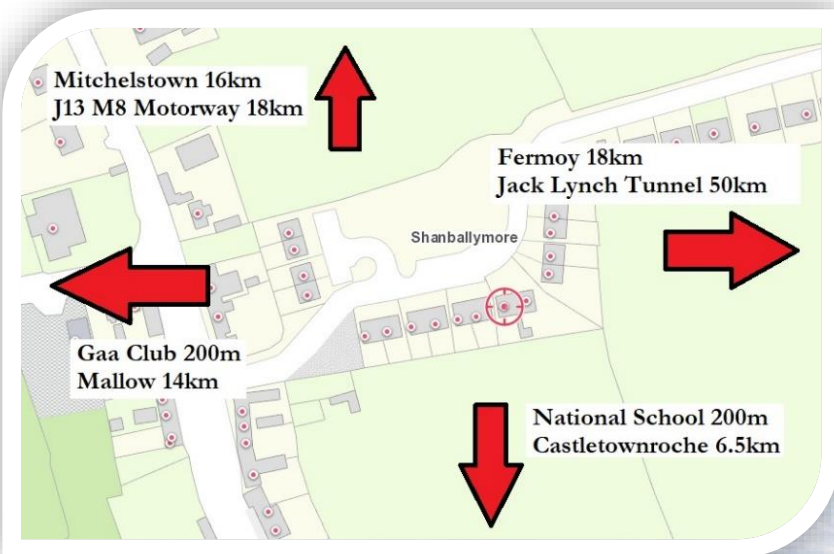
Timber flooring, built in bed over stairs with storage underneath, power points, radiator.

Main Bathroom.

2.6m x 2.1m

16' x 13' 1"

Whb, toilet, tiled flooring, 2nd pump shower over bath.





Building Energy Rating

BER/DEC

Address 12 TEMPLEROE ESTATE SHANBALLYMORE CO. CORK	Date Of Issue 03-10-2020	Type Of Rating Existing Dwelling
Building Energy Rating C2 185.06 (kWh/m ² /yr)	Date Valid Until 03-10-2030	DEAP Version 4.0.0
CO2 Emissions Indicator 46.24 (kgCO ₂ /m ² /yr)	BER/DEC Number 113438592	

Dwelling Details

Dwelling Type: Semi-detached house	Floor Area: 113.95 (m ²)	Main Space Heating Fuel: Oil
No. of Storeys: 2	Wall Type: Masonry	Main Space Heating Efficiency: 79%
Year of Construction: 2003	Glazing Type: Double Glazing	Main Water Heating Fuel: Oil
		Main Water Heating Efficiency: 79%

Directions

12 TEMPLEROE

SHANBALLYMORE

CO. CORK

P51 FY99

Eircode found

Address Query ?



Site

Property Details

> Back

Folio Number
CK122336F

Title Level
Freehold

Plan Number
BEQR3

Property Number
1

Area of selected plans
Not available.

Number of Plans on
this folio:
1

Address
Not Available

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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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Strictly by appointment with sole agent.

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