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No.7 Ailsbury Court

BER B3

Clonlough • Mitchelstown • Co. Cork • P67 XV80



Guide: €350,000

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

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michaeldorgan.ie



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Michael
DORGAN
AUCTIONEERS & VALUERS

025 85700



Features

For Sale by Private Treaty

Michael Dorgan Auctioneers and Valuers are proud to be able to offer this spacious property to the market. This magnificent 3 bedroom detached family home sits on a generous corner plot offering bright spacious living accommodation, a superb location being walking distance to the town centre and an easy commute to Cork/Limerick.

- 3-bedroom detached house. C. 143m² /1539sqft
- Mains gas central heating. (Recently replaced boiler)
- BER B3 (eligible for lower rate green mortgage).
- Paved garden to rear.
- Tarmacadam drive.
- Mains water, mains sewerage.
- Fermoy 10mins, Mallow 25mins.
- Jack Lynch Tunnel 35minutes.
- Limerick 50 minutes.



Accommodation

Entrance Hallway
9.62m x 5.28m
31' 6.7" x 17' 3.8"
Timber floor, light fitting, power points, radiators.

Bathroom
4.85m x 2.97m
15' 10.9" x 9' 8.9"
Floor tiles, wall tiles, corner bath tub, WHB, wall mirror, toilet, extractor fan.

Livingroom
5.89m x 3.98m
19' 3.8" x 13' 0.7"
Timber floor, solid fuel stove, power points, radiator, light fitting.

Kitchen
5.28m x 5.25m
17' 3.8" x 17' 2.7"
Floor tiles, tiled backsplash, dual lighting, power points, gas cooker, plumbed for dishwasher, corning & rose.

Utility
3.02m x 4.62m
9' 10.8" x 15' 1.8"
Floor tiles, power points, plumber for utilities, radiator.

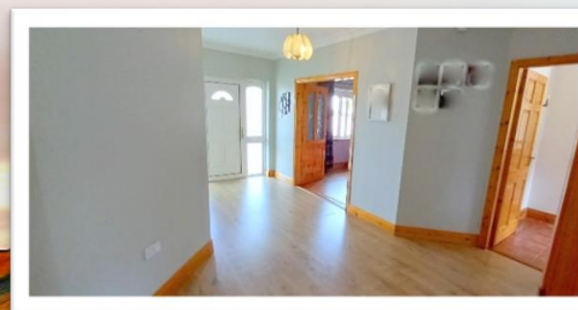
Bedroom 1/ Master
3.96m x 3.65m
12' 11.9" x 11' 11"
Timber floor, radiator, roller blinds, power points.

Ensuite
3.63m x 4.44m
11' 10" x 14' 6.8"
Floor tiles, wall tiled to border, electric shower, extractor fan, sink, w/c.

Walk in wardrobe
3.68m x 1.57m
12' 0.8" x 5' 1.8"
Built in shelving, radiator, power points, lighting, plumbed.

Bedroom 2
4.16m x 4.44m
13' 7.7" x 14' 6.8"
Timber floor, power points, radiator.

Bedroom 3
4.52m x 3.63m
14' 9.9" x 11' 10"
Timber floor, power points, radiator.





Building Energy Rating

BER/DEC		
Address	Date Of Issue	Type Of Rating
7 AILSBURY COURT	30-10-2018	Existing Dwelling
MITCHELSTOWN	Date Valid Until	DEAP Version
CO. CORK	30-10-2028	3.2.1
Building Energy Rating	BER/DEC Number	BER B3
B3 148.8 (kWh/m ² /yr)	104532189	
CO2 Emissions Indicator	MPRN	
29.98 (kgCO ₂ /m ² /yr)	10007341250	

Dwelling Details		
Dwelling Type:	Floor Area:	Main Space Heating Fuel:
Detached house	142.96 (m ²)	Gas
No. of Storeys:	Wall Type:	Main Space Heating Efficiency:
1	Masonry	91.1%
Year of Construction:	Glazing Type:	Main Water Heating Fuel:
1999	Double Glazing	Gas
		Main Water Heating Efficiency:
		91.1%

Site

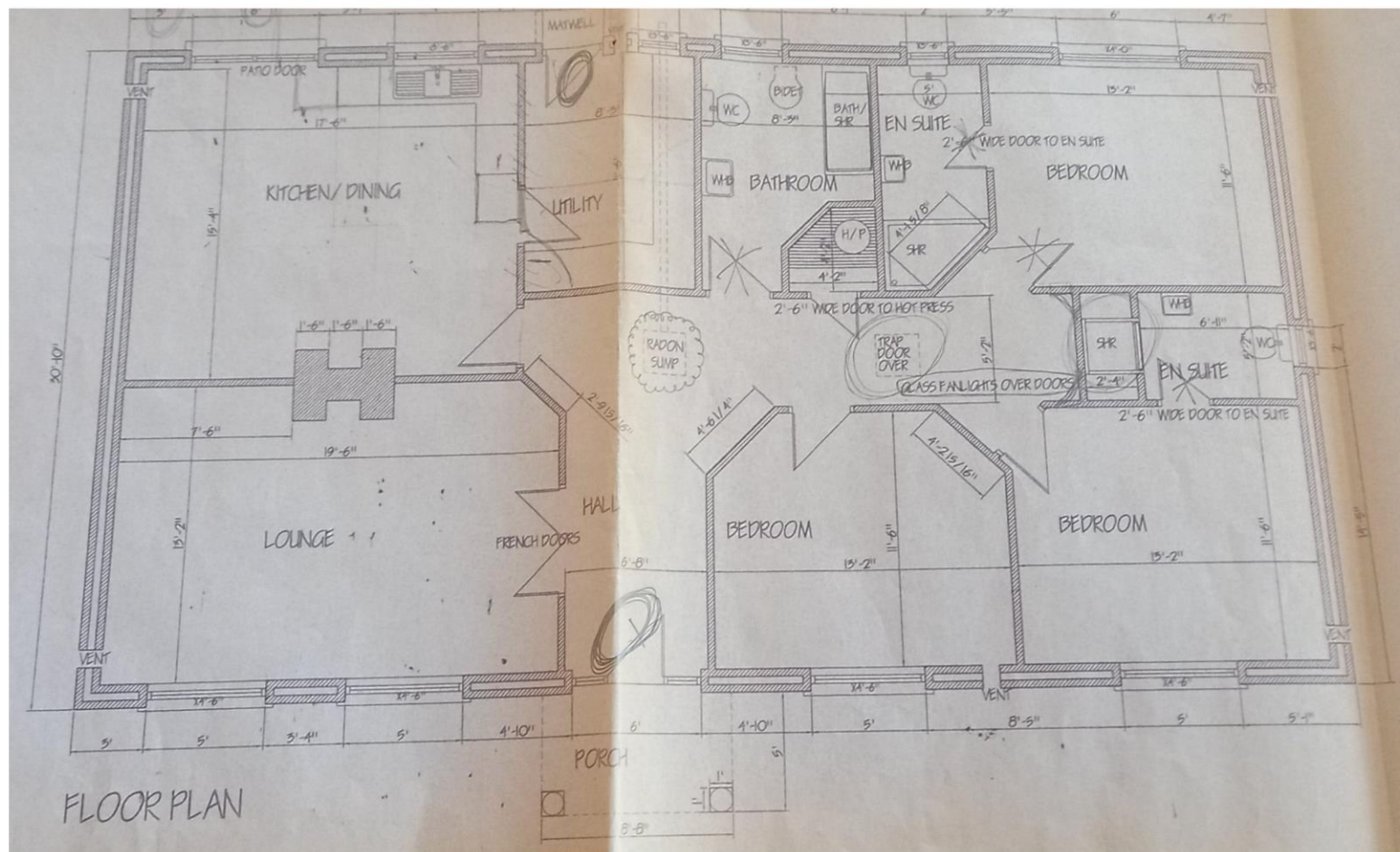


Directions

7 AILSBURY COURT
MITCHELSTOWN
CO. CORK
P67 XV80







Viewing

Strictly by appointment with Sole Agent,

www.michaeldorgan.ie



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Appliances freestanding & built in are not part of this sale.