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Lios Carrig

Ballyarthur • Fermoy • Co. Cork • P61 PV27

BER A3



Guide: €549,950

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

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michaeldorgan.ie



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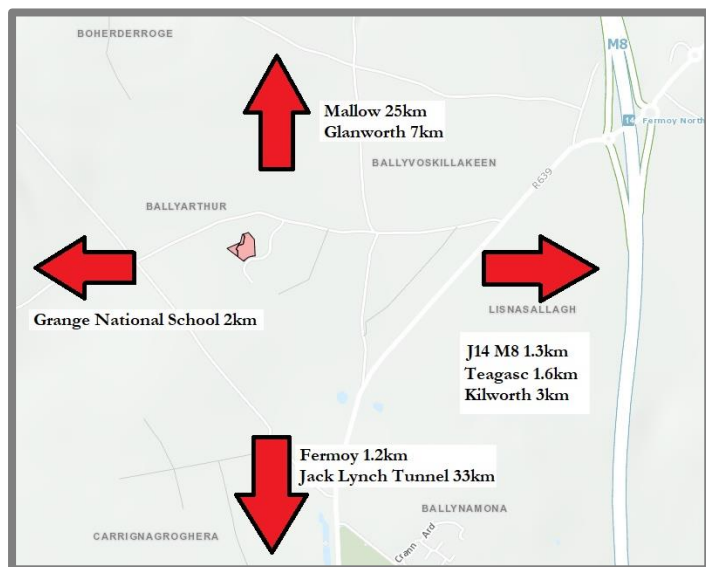


Features

For Sale by Private Treaty

Recently Completed 4/6-bedroom A-Rated Family Home located in an exclusive Private development benefitting from group services, private roadway, tennis court, 2minutes from Junction 14 of the M8 motorway & 25minutes from the Jack Lynch Tunnel.

- C.1 acre site, Steel Tech Shed.
- Air to Water Heating, Underfloor Throughout
- Individually Stat Controlled Rooms.
- Bespoke joinery & stainless electrical fittings throughout.
- Alup Triple Glazed Windows (Highest Rating Possible).
- CCTV, Fully Alarmed (Certified).
- Cat 6 Cabling and Wifi Points throughout house
- Ducon Slab Second Floor.
- BER A3 Rated. Bio Unit Septic.
- Bespoke Painted Kitchen.
- AC5 14mm Swiss Krono Flooring Throughout House.
- 2 minutes from Junction 14 of the M8.
- 25minutes from the Jack Lynch Tunnel.



Accommodation

Entrance Hall:
3.11m x 2.27m
(10' 2" x 7' 5")
12ft 6 vaulted ceiling, Swiss Krono flooring,

Livingroom:
5.93m x 5.11m
(19' 6" x 16' 9")
Bespoke fitted unit, Swiss Krono flooring
Light Fitting, Dual aspect.

Office/Bedroom
This room benefits from a separate outside access door, which makes this room ideal for an office/study/studio.
4.46m x 3.45m
(14' 7" x 11' 4")
Swiss Krono flooring, Dual aspect.

Kitchen/diningroom:
7.50m x 5.47m
(24' 7" x 18")
Anthracite wall & floor units, Stone work surfaces, Swiss Krono flooring, Integrated appliances, Dual aspect with doors, Recessed lighting & stepped ceiling.

Utility room:
4.37m x 2.53m
(14' 4" x 8' 4")
Wall & floor units, H/C Stainless sink, Plumbed for utilities, Swiss Krono flooring, Dual light fittings, External door to back garden,

Bathroom:
2.25m x 1.42m
(7' 5" x 4' 8")
Wall & floor tiles, WHB & vanity, W/C, Extractor.

Gym/Bedroom/store:
This room benefits from a separate outside access door, which makes this room ideal for an office/study/studio.
5.55m x 4.32m
(18' 2" x 14' 2")

Heating systems control room.
2.13m x 1.55m
(7' x 5' 1")

Master Bedroom:
Dual aspect with French doors onto garden.
5.64m x 4.69m
(18' 7" x 15' 5")
Deep piled carpet.

Ensuite:
4.11m x 3.06m
(13' 6" x 10")
Wall & floor tiles, WHB & vanity, W/C, Extractor, Bathub, Double threshold rain shower, Light fitting & wall lighting & recessed lighting, Heated towel rail

Wardrobe:
2.94m x 2.68m
(9' 8" x 8' 9")
Bespoke floor to ceiling units, deep piled carpet.

First Floor

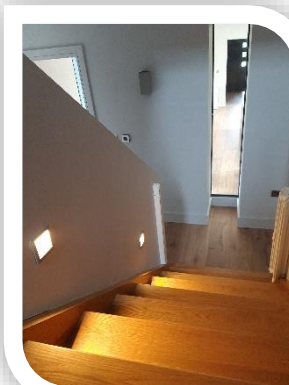
Bathroom:
3.06m x 2.57m
(10' x 8' 5")
Wall & floor tiles, WHB & vanity, W/C, Extractor, Bathub, Double threshold rain shower, Light fitting, Heated towel rail.

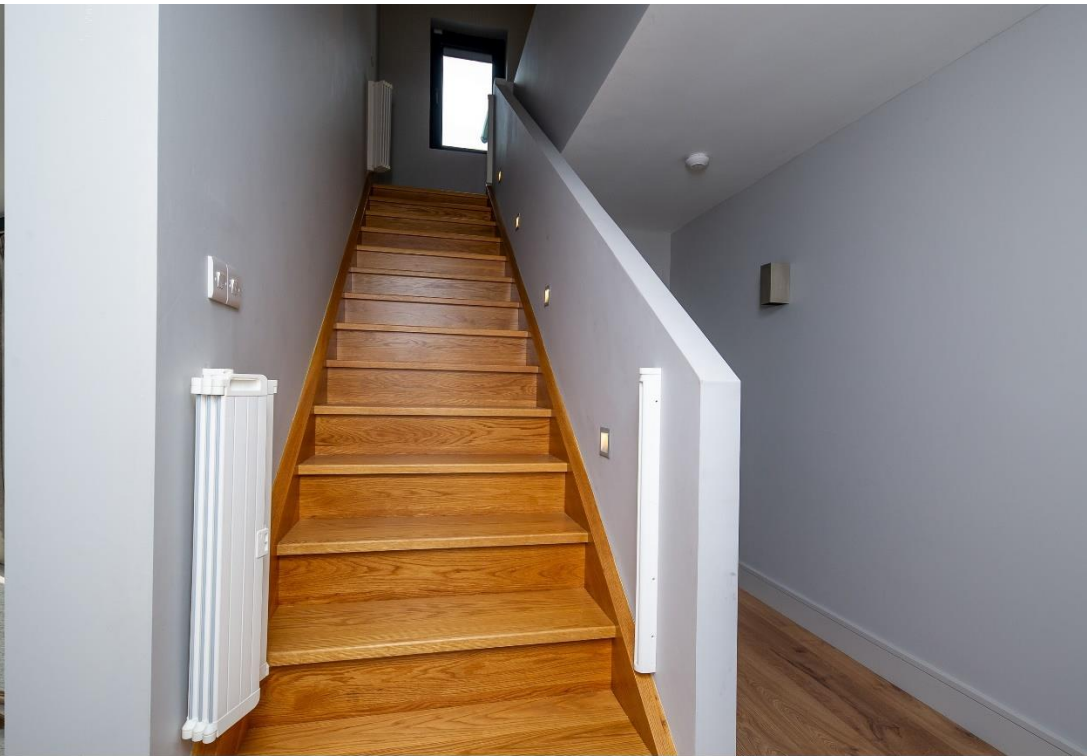
Bedroom 2:
6.95m x 5.57m
(23' x 18' 4")
Deep piled carpet, Dual aspect, Light fittings.

Ensuite
2.37m x 2.05m
(7' 9" x 6' 9")
Wall & floor tiles, WHB & vanity, W/C, Extractor, Bathub, Rain shower, Light fitting, Heated towel rail.

Bedroom 3:
5.57m x 3.33m
(18' 3" x 10' 11")
Deep piled carpet, Light fitting.

Bedroom 4:
4.37m x 4.04m
(14' 4" x 13' 4")
Deep piled carpet, Light Fitting.





Building Energy Rating

BER/DEC

Address

5 LIOS CARRIG
LISNASALLAGH
BALLYARTHUR
FERMOY
CO. CORK

Date Of Issue

19-06-2020

Type Of Rating

New Dwelling

Date Valid Until

19-06-2030

DEAP Version

4.0.0

BER/DEC Number

113096374

MPRN

Building Energy Rating

A3 51.86 (kWh/m²/yr)

CO2 Emissions Indicator

10.2 (kgCO₂/m²/yr)

Dwelling Details

Dwelling Type:

Detached house

Floor Area:

306.01 (m²)

Main Space Heating Fuel:

Electricity

No. of Storeys:

2

Wall Type:

Masonry

Main Space Heating Efficiency:

342.7%

Year of Construction:

2019

Glazing Type:

Double / Triple Glazing

Main Water Heating Fuel:

Electricity

Main Water Heating Efficiency:

202.9%

Directions

5 LIOS CARRIG

BALLYARTHUR


FERMOY

CO. CORK

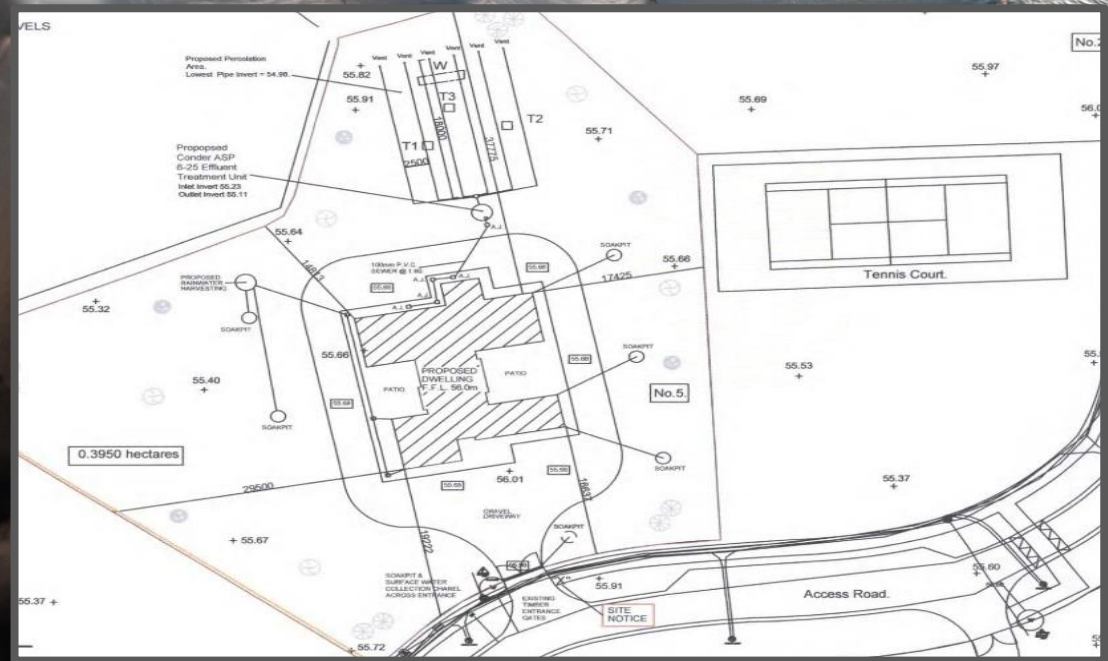
P61 PV27

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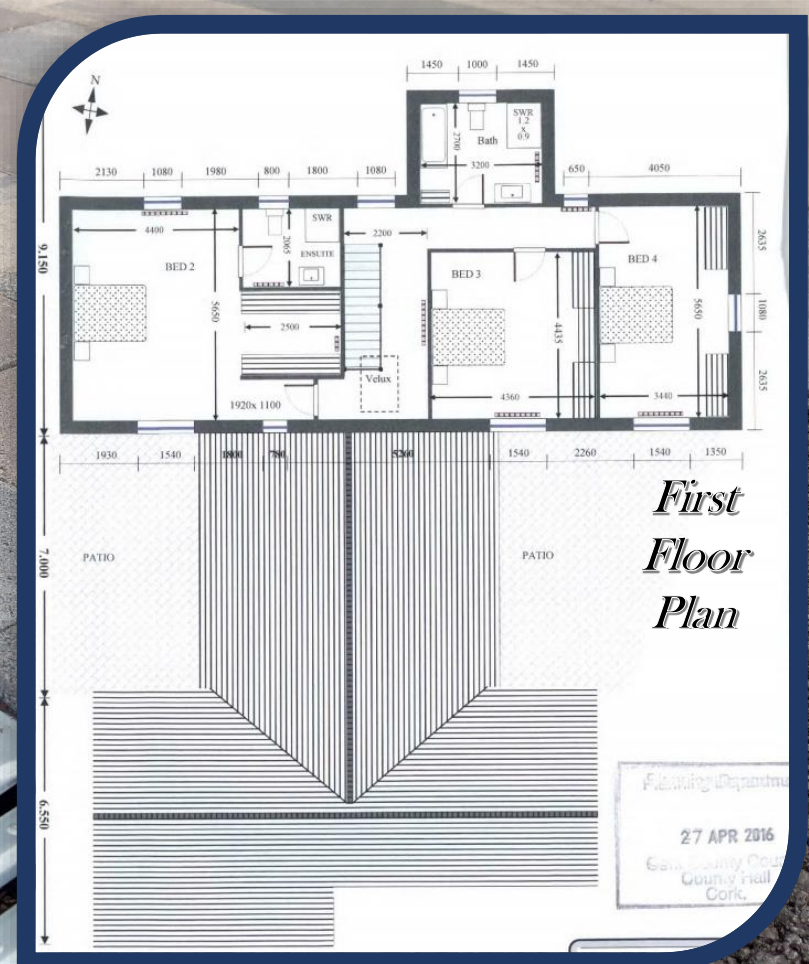
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Strictly by appointment with sole agent.

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