

myhome.ie

property.ie

daft.ie

Lios Carrig

Ballyarthur • Fermoy • Co. Cork • P61 PV27



Guide: €549,950

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

www.michaeldorgan.ie

Tel: 025 85 700 Fax: 025 85 708 Email: info@michaeldorgan.ie

michaeldorgan.ie



PSR Licence
No: 002337



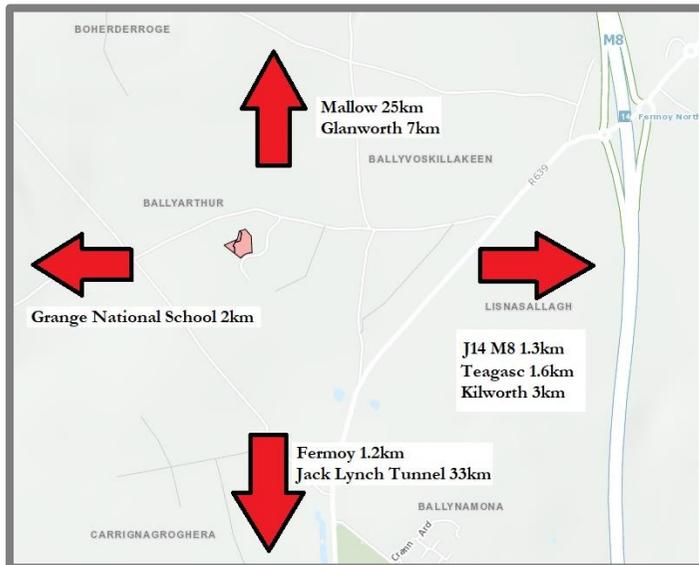


Features

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 CARRAIG LISNASALLAGH BALLYARTHUR FERMOY CO. CORK	Date Of Issue 19-06-2020	Type Of Rating New Dwelling
Building Energy Rating A3 51.86 (kWh/m ² /yr)	Date Valid Until 19-06-2030	DEAP Version 4.0.0
CO2 Emissions Indicator 10.2 (kgCO ₂ /m ² /yr)	BER/DEC Number 113096374	MPRN

Dwelling Details		
Dwelling Type: Detached house	Floor Area: 306.01 (m ²)	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%

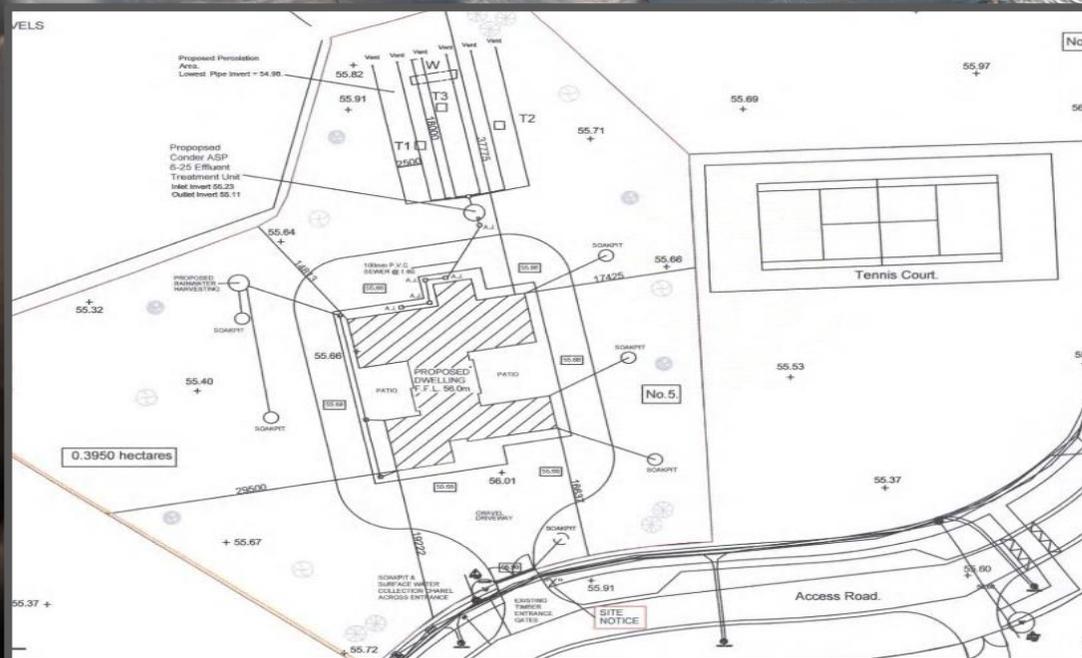
Directions

5 LIOS CARRIG
BALLYARTHUR
FERMOY
CO. CORK

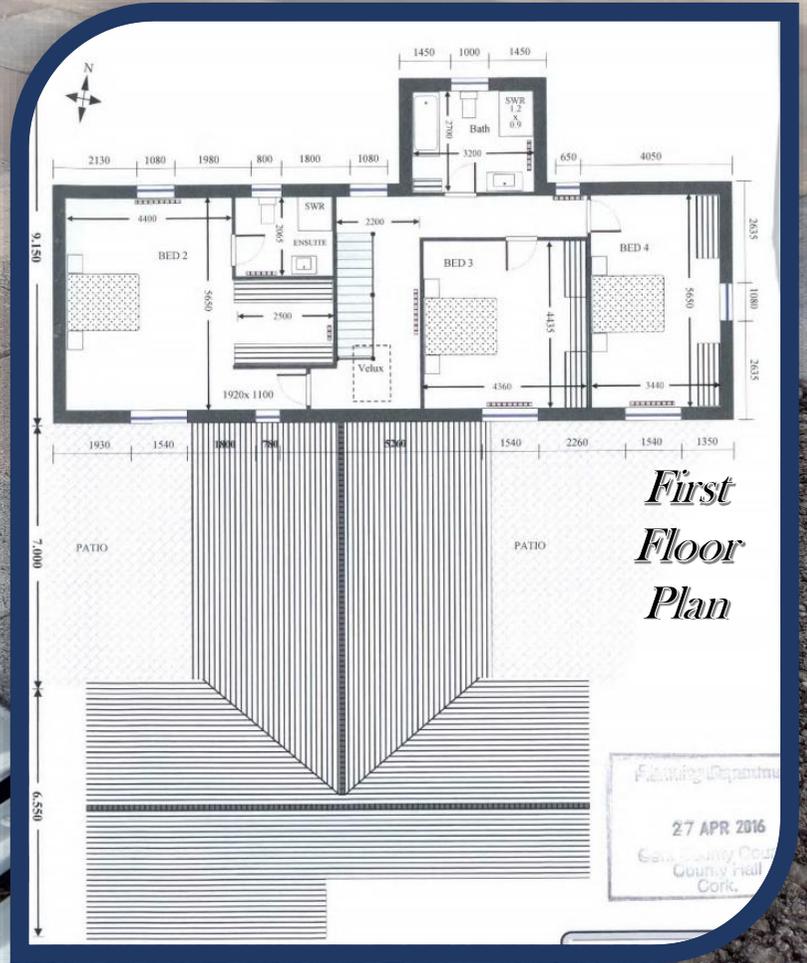
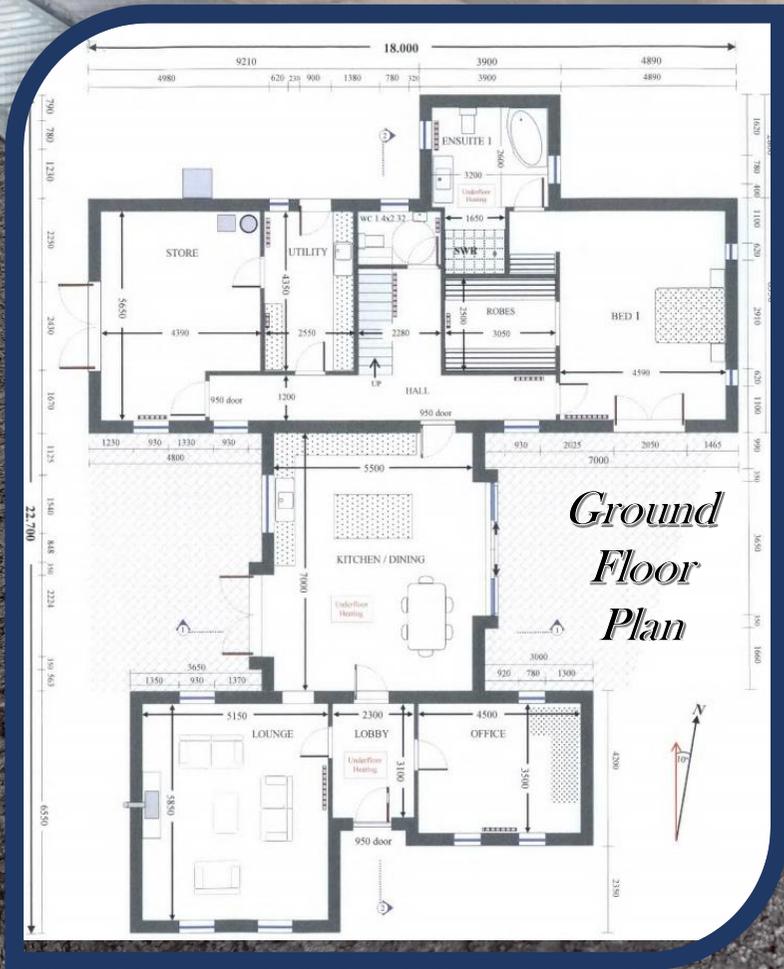
P61 PV27 ← Eircode found

[Address Query ?](#)

Site







Viewing

www.michaeldorgan.ie

Michael DORGAN
AUCTIONEERS & VALUERS
025 85700

Strictly by appointment with sole agent.

Michael Dorgan Auctioneers & Valuers

Baldwin Street,
Mitchelstown,
Co. Cork
info@michaeldorgan.ie
+353 (0)25 85 700

michaeldorgan.ie

Important Notice: 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. (subject to contract/contract denied).

Information gathered from public sources may be subject to copy write, we are happy to acknowledge same if it becomes known to us. Any form of this brochure may not be reused without our prior permission & is subject to copyright.

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