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2 Ard Na Greine

Cloonlough o Mitchelstown o Co. Cork o P67 HF65

BER **C1**

FOR SALE



Michael
DORGAN

AUCTIONEERS & VALUERS

025 85700

Guide: €220,000

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

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PSR Licence
No: 002337

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PROPERTY SERVICES
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Features

For Sale by Private Treaty

Superb 3-bedroom owner occupied home.
Immaculately presented & upgraded throughout.

- Circa. 1007.5 sqft /94m²
- Converted attic storage area.
- 3-bedroom house.
- Superb condition (owner occupied).
- Walking distance of shops & schools.
- 30minutes from the Jack Lynch Tunnel.
- Substantial communal green area.
- GFCH. Mains water & sewerage.

Accommodation (Ground floor)

Entrance Hall:

6' 7" x 3' 3"

With ceramic floor tiles, under stairs storage.

Downstairs Toilet: With wash basin.

Livingroom: 1

5' 1" x 11' 5"

With bay window, open fireplace, timber floor, French doors onto dining room.

Kitchen/Dining Room.

18' 4" x 11' 2"

With wall and floor kitchen units, ceramic tiled floor, integrated hob/oven.

Plumbed for appliances, patio door onto garden.

(First floor)

First Floor: Landing.

Bedroom 1.

12' 3" x 10' 9"

En Suite Bathroom:

5' 11" x 5' 9"

Bedroom

2. 10' 6" x 8' 9"

Bedroom

3. 9' 3" x 7' 6"

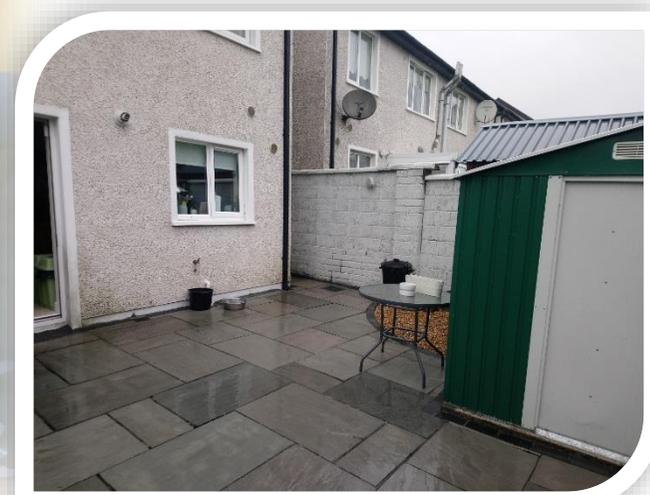
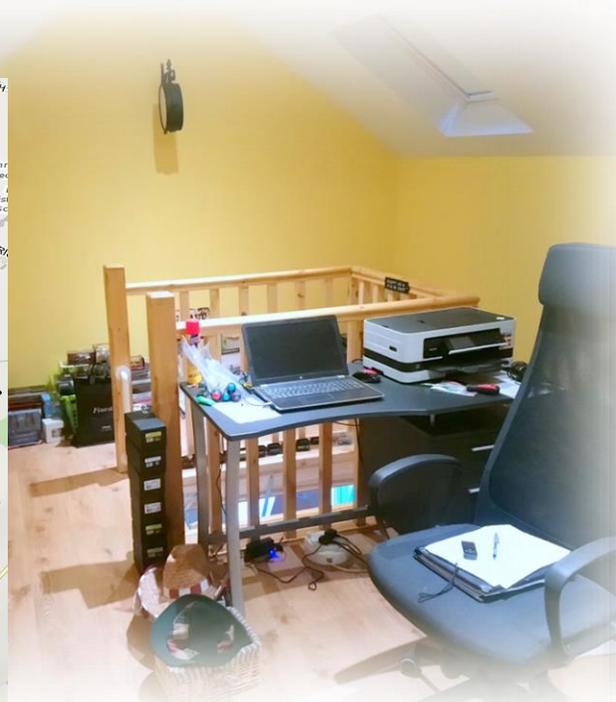
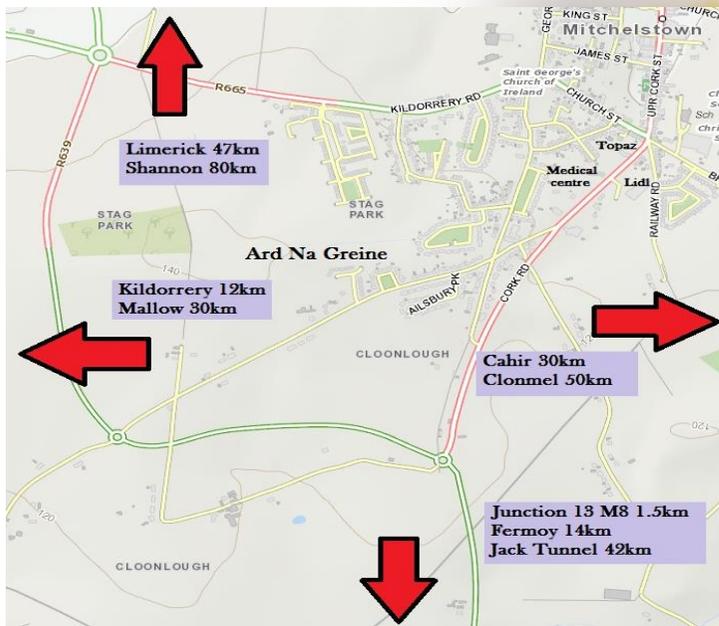
Main Bathroom:

7' 3" x 5' 7"

(Second floor)

Attic converted for storage purposes.

18' x 11' 1"





Building Energy Rating

BER/DEC

Address 2 ARD NA GRÉINE CLOONLOUGH MITCHELSTOWN CO. CORK	Date Of Issue 18-10-2016	Type Of Rating Existing Dwelling
Building Energy Rating C1 164.65 (kWh/m ² /yr)	Date Valid Until 18-10-2026	DEAP Version 3.2.1
CO2 Emissions Indicator 34.88 (kgCO ₂ /m ² /yr)	BER/DEC Number 102300629	Download Advisory Report
	MPRN 10303292062	

Dwelling Details

Dwelling Type: Semi-detached house	Floor Area: 92.58 (m ²)	Main Space Heating Fuel: Gas
No. of Storeys: 2	Wall Type: Timber	Main Space Heating Efficiency: 86.1%
Year of Construction: 2007	Glazing Type: Double Glazing	Main Water Heating Fuel: Gas
	% Low Energy Lighting: 100%	Main Water Heating Efficiency: 86.1%

Directions

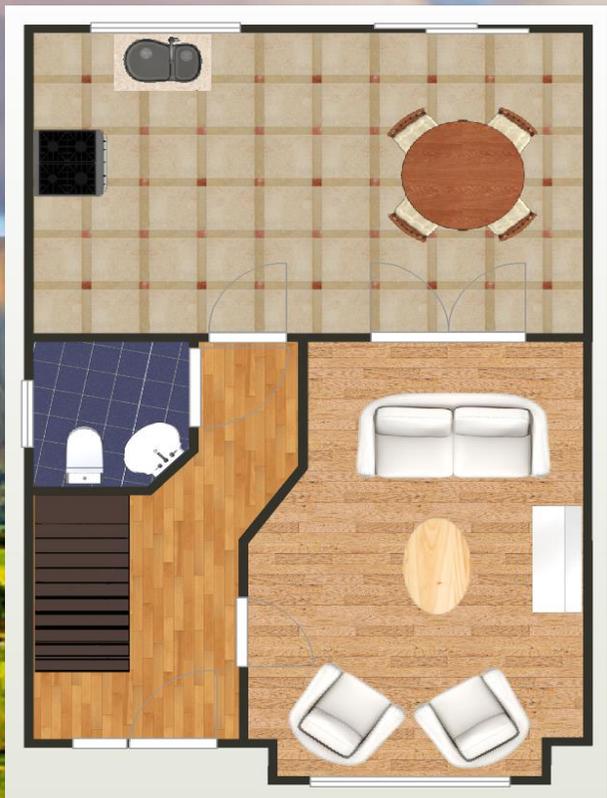
2 ARD NA GRÉINE
MITCHELSTOWN
CO. CORK
P67 HF65

Address Query 7



Site

www.michaeldorgan.ie



Viewing

Strictly by appointment with sole agent.

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

