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2 Ard Na Greine

Cloonlough • Mitchelstown • Co. Cork • 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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michaeldorgan.ie



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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"

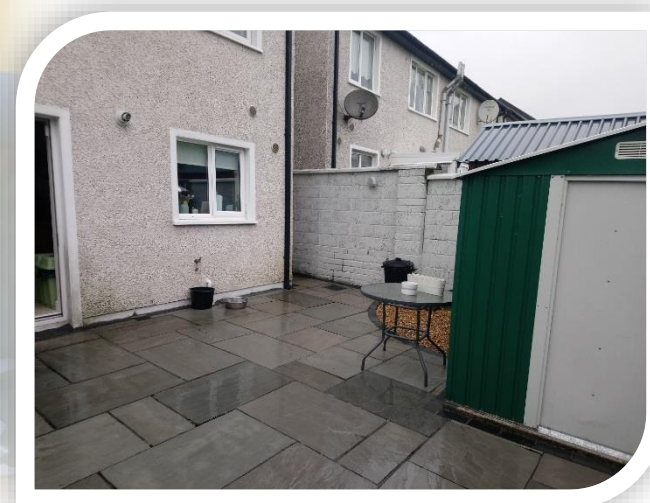
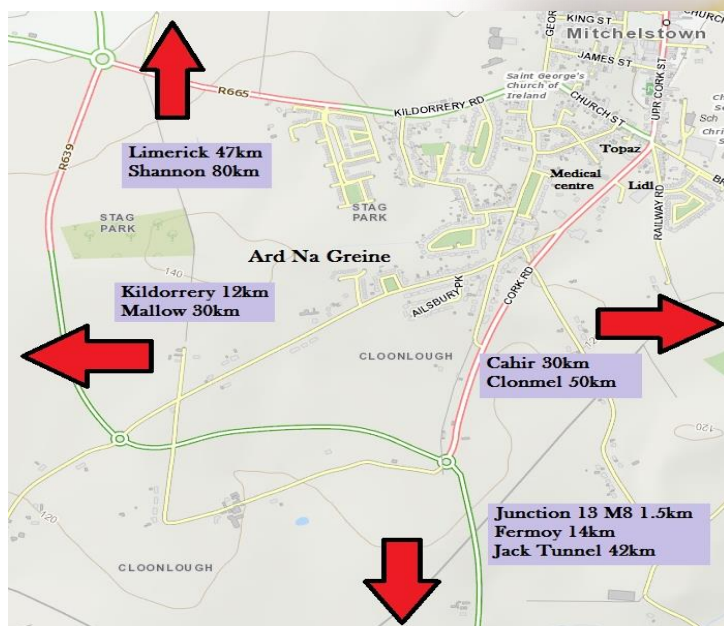
Main Bathroom:

7' 3" x 5' 7"

(Second floor)

Attic converted for storage purposes.

18' x 11' 1"





Building Energy Rating

BER/DEC

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

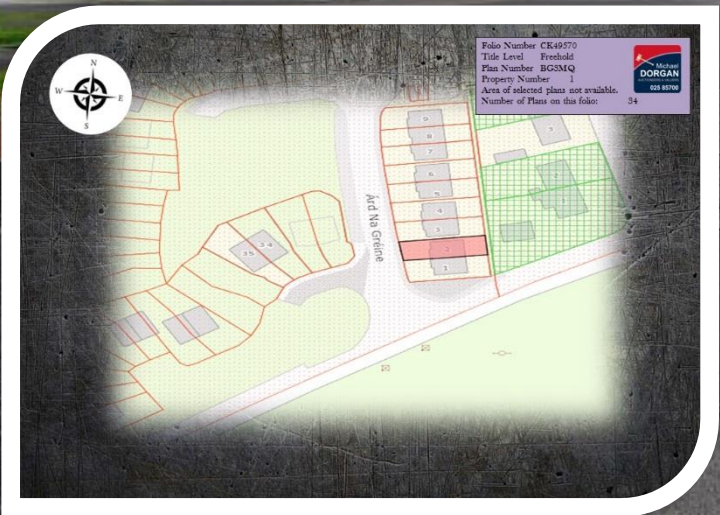
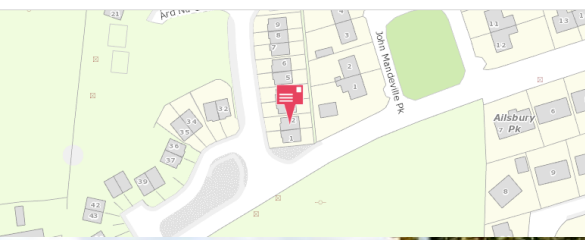
Dwelling Details

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

Directions

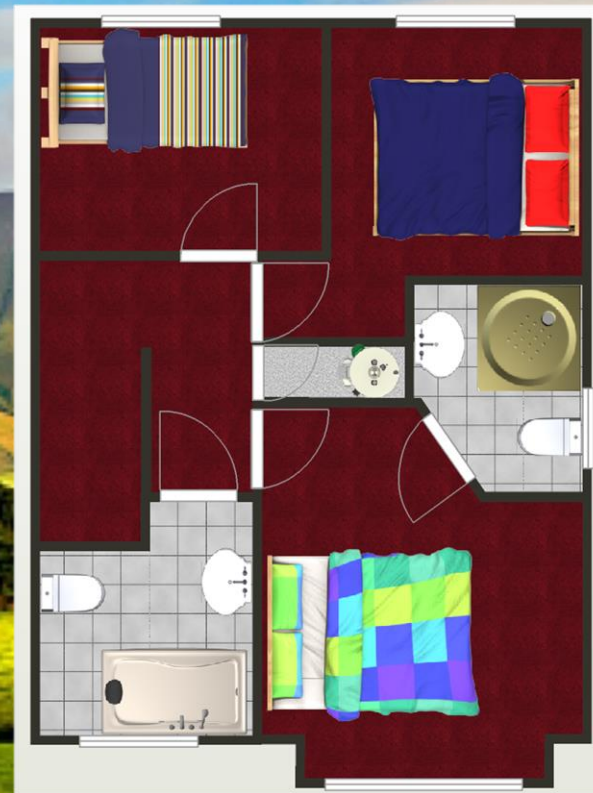
2 ARD NA GRÉINE
MITCHELSTOWN
CO. CORK
P67 HF65

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.