

For Sale by Private Treaty

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# Ballynoe

Kildorrery - Co. Cork



## 4/5 Bedroom Country House. Guide €160,000

Michael Dorgan Auctioneers & Valuers are delighted to present this superb opportunity to the market, a stones throw from the amenities of Kildorrery, Just over 10minutes from Mitchelstown and 15 minutes from both Mallow & Fermoy Graced with open countryside & nestled between among the picturesque Ballyhoura valley, the location is unrivalled.

Viewing strictly by appointment with sole agent.

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## Location:



Located just off the N73 Mallow Rd, 5 minutes from the amenities of Kildorrery. This country house is just over 10 minutes from Mitchelstown and 15 minutes from both Mallow & Fermoy. Jack Lynch tunnel 35 minutes.



Location Map

## Features:

The property benefits from a most superb large site benefitting from Ballyhoura Mountain views.

- Areas are set out in Lawn, Tarmacadam & concrete.
- Generous outbuildings.
- Septic tank. Water.
- Oil fired central heating system.
- Short drive from the amenities of Kildorrery village.
- PVC double glazing.





## Accommodation:

### Entrance Hall:

4.19 x 1.83  
(13' 9" x 6")

- Carpet.
- Light fitting.
- Cornicing & rose.
- Power points.
- Radiator.
- Power point.



**Livingroom:**

6.96 x 3.51

(22` 10` ` x 11` 6` `)

- Carpet.
- Wall lighting.
- Light fitting.
- Open fireplace.
- Radiators.
- Television points.
- Power points.





**Kitchen/Dining room:**

4.34 x 3.68

(14' 3" x 12' 1")

Wall & floor kitchen units.

- Hot & Cold sink.
- Extractor fan.
- Radiator.
- Roller blinds.
- Vinyl floor.
- Power points

**Bedroom 1:**

3.23 x 2.57

(10` 7`` x 8` 5``)

- Carpet.
- Radiator.
- Power point.



**Bedroom 2:**

3.23 x 2.62

(10` 7`` x 8` 7``)

- Carpet.
- Radiator.
- Power point.
- Wardrobe.



**Bedroom 3:**

4.24 x 3.35

(13` 11`` x 11`)

- Carpet.
- Radiator
- Power point.



**Bedroom 4:**

4.34 x 2.52

(14` 3`` x 8` 3``)

- Carpet.
- Radiator
- Power point.
- Built in wardrobe.



**Bedroom 5/Dining room:**

4.22 x 3.35

(13` 10`` x 11`)

- Carpet.
- Radiator.
- Light fitting.
- Power points.

**Bathroom:**

3.28 x 1.83  
(10` 9`` x 6`)

- Tiled wall to wall.
- Ceramic floor tiles.
- Hot press.
- Bath, Toilet & Whb.
- Radiator.

**Utility/WC:**

3.02 x 2.85  
(9` 11`` x 9` 4``)

- Ceramic floor tiles.
- Wall tiles.
- Shower/Whb.



# Directions:

Leave Kildorrery on the N73 heading for Mallow.



After 700metres turn left



The property is here on the LHS after 100metres.



# Documents:



# Floor plans:

BALLYNOE  
KILDORRERY  
CO. CORK  
P67 HW20  
Ground floor, not to scale.



For Illustration Purposes Only

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BALLYNOE
KILDORRERY
CO. CORK
P67 HW20
Ground floor, not to scale.



Michael  
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*Joe*

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*Joe*

# Terms:



## Guide: €160,000

This well located property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with agent:

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Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing:** Strictly by Appointment only.



**Building Energy Rating**  
BER: D2

BER No. 103267092  
EPI: 286.35Wh/m<sup>2</sup>/yr.

Full BER Certs & Advisory reports available on request.

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.