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# Bridgeland West

Rathcormac • Co. Cork • P61 VX04

**BER** Pending  
(or exempt)



*Guide: €249,950*

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**PSRA**  
PROPERTY SERVICES  
REGULATORY AUTHORITY

[daft.ie](http://daft.ie)







## Features

### For Sale by Private Treaty

Comprising of a 3/4-bedroom period house, many original features, numerous outbuildings, greenhouse, garage, granny flat, and mature garden, with planning potential for a residential development (part of site that has current planning permission) on c.0.28 of an acre of land.

- Substantial village site c.0.28 of an acre.
- PVC Double glazed windows.
- Oil Fired central heating.
- Mains water & sewerage.
- Walking distance from the amenities of Rathcormac village.
- Easy access to the M8 Motorway, junction 16.
- 20minutes from the Jack Lynch Tunnel.
- Granny Flat. Greenhouse, Outhouse, Garage.
- The property occupies part of a site that has recently granted planning permission for four large detached houses, this part of the property **Area B** occupies two sites. Ref no 18/6548



## Accommodation

### Entrance hallway:

3.63 x 1.88

(11' 11" x 6' 2")

Quality carpet, Period staircase, Radiator, Power points.

### Livingroom/ bedroom:

4.37 x 3.68

(14' 4" x 12' 1")

Quality carpet, Radiator, Power points, Art deco style tile fireplace, Picture rail, Built in display unit.

### Kitchen:

3.66 x 3.3

(12' x 10' 10")

Teak wall & floor Kitchen units, Tile back splash, Vinyl Floor, Light fitting, Radiator.

### Dining:

3.66 x 2.69

(12' x 8' 10")

Open fireplace with cast iron insert & granite heart, Ceiling rose, Light fitting, Cornicing, Radiator, Quality carpet, Power points.

### Utility:

8.66 x 1.8

(12' x 5' 11")

Vinyl floor, Large built in floor unit, Power points, Radiator.



### Landing:

6.30 x 1.88

(20' 8" x 6' 2")

Carpet, Radiator, Hot press, Power points.

### Bedroom 1:

3.88 x 3.7

(12' 9" x 12' 2")

Power points, Radiator, Carpet.

### Bedroom 2:

3.81 x 3.63

(12' 6" x 11' 11")

Power points, Radiator, Carpet.

### Bedroom 3:

3.81 x 2.54

(12' 6" x 8' 4")

Power points, Radiator, Carpet.

### Bathroom:

2.01 x 1.19

(6' 7" x 3' 11")

Vinyl floor, Bath, WHB, Shaving light, Built in storage, Separate toilet.

## Granny Flat:

### Kitchen/living:

5.74 x 3.43

(18' 10" x 11' 3")

Carpet, Floor units (formica), Stainless steel sink, Tile back splash.

### Bedroom:

2.49 x 1.88

(8' 2" x 6' 2")

Carpet.

### Shower room:

2.44 x 1.35

(8' x 4' 5")

Vinyl floor, WHB, Toilet, Electric shower.







## Building Energy Rating

**BER** Pending  
(or exempt)

## Directions

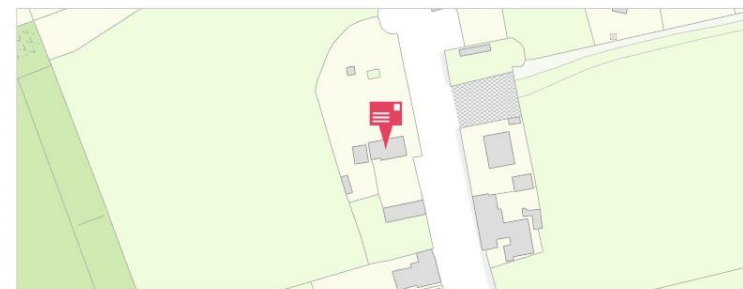
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RATHCORMAC

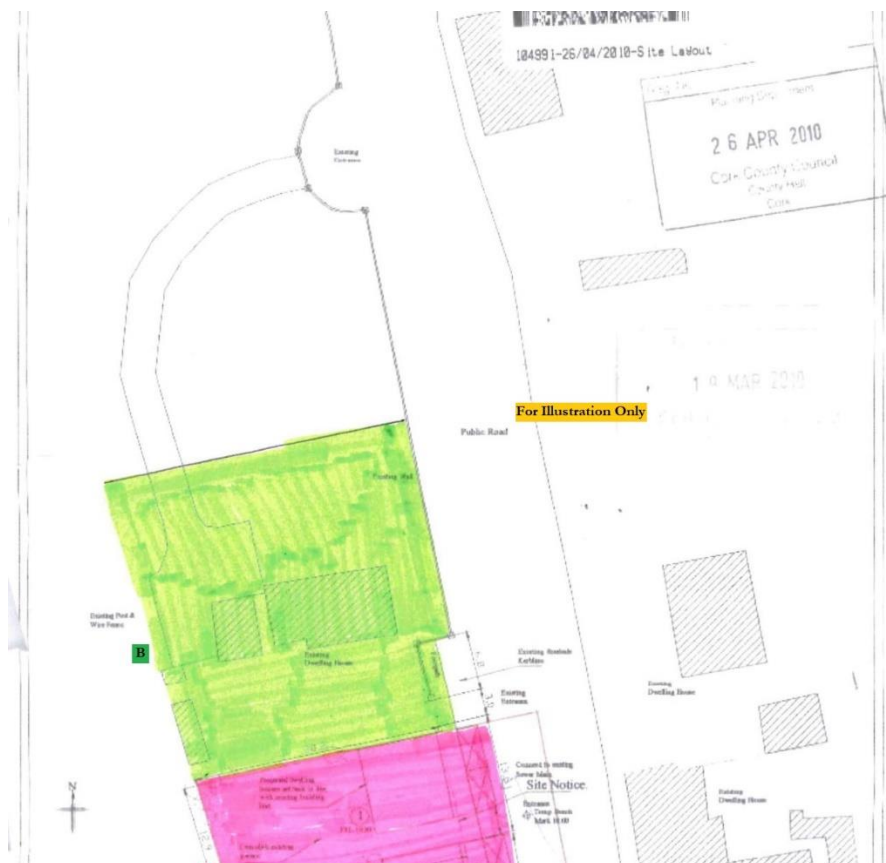
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## Site







Viewing

[www.michaeldorgan.ie](http://www.michaeldorgan.ie)



Strictly by appointment with sole agent.

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