

# 51 Chestnut Avenue

Páirc Na gCapall • Kilworth • Co. Cork



**3 Bedroom Semi-Detached Family Home.**

**Guide: €200,000**

Michael Dorgan Auctioneers are Valuers are delighted to present this immaculate 3 bedroom family home to the market. Situated in a most exclusive recent development, a short walk from the amenities of Kilworth village, just 10minutes from both Mitchelstown & Fermoy & a short commute from Cork, Limerick & Clonmel. Offering a wealth of space, quality & convenience. Viewing by appointment with sole agent:

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork  
[www.michaeldorgan.ie](http://www.michaeldorgan.ie)  
 T: 025 85700 F: 025 85708

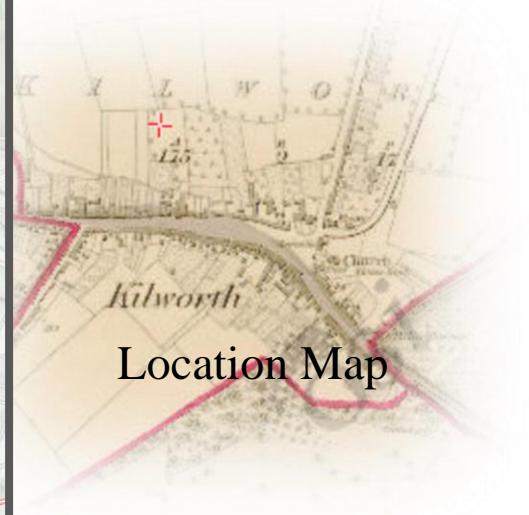
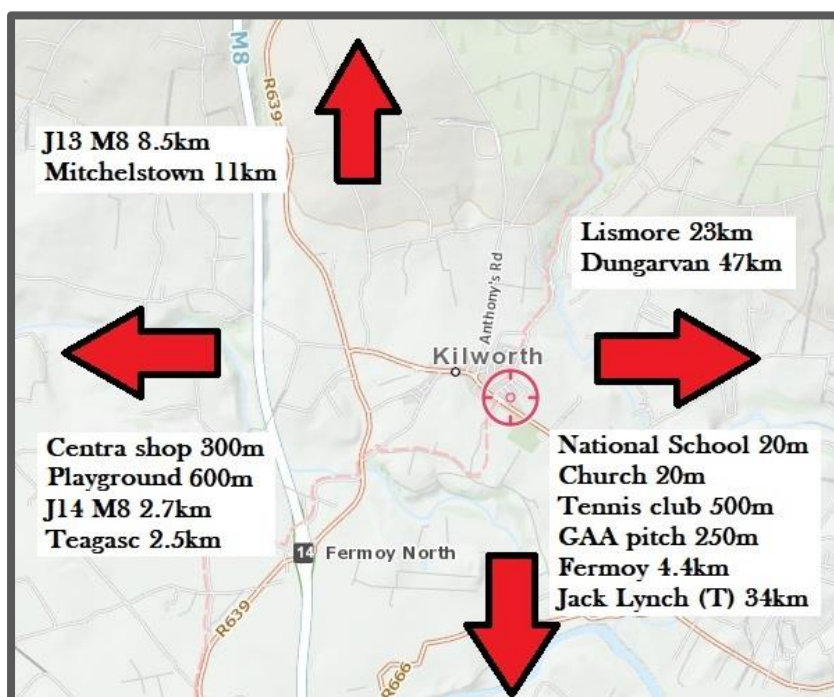
[www.daft.ie](http://www.daft.ie)  
[www.myhome.ie](http://www.myhome.ie)



## *Location:*



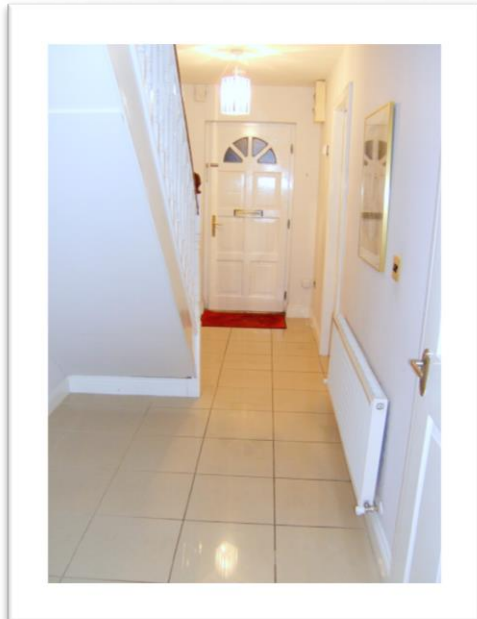
Located in the heart of the village just 2.7km off the M8 motorway nestled among the maturing greens of the Páirc Na gCapall development & a minutes walk from the amenities of the village, school, day-care & shops. This property is just 5minutes from the M8 Motorway & is just under 25minutes from the Jack Lynch tunnel. Fishing, hill walking & equestrian activities are all prominent close-by.





# Features:

Benefiting from its location in the heart of the village with a generous garden & access to a substantial green area & playground. This spacious property can also boast the following:



- Areas are set out in decking, paving & gravel.
- Mains Water & Sewerage.
- Oil fired central heating system.
- Hardwood front door.
- PVC double glazed windows.
- Ground floor guest W/C.
- Generous reception areas.
- Mature planting. Garden shed.
- Professional landscaping.
- 5minutes from the M8 Motorway.
- 25minutes from the Jack Lynch tunnel.
- Sports activities, facilities & clubs nearby.

# Accommodation:

(Ground Floor)

## Entrance Hall:

5.26m x 1.85m  
(17' 3" x 6' 1")

- Ceramic floor tiles.
- Tiled under stairs.
- Radiator.
- Power points,
- Telephone point.



## WC:

1.47m x 1.42m  
(4' 10" x 4' 8")

- Ceramic floor tiles.
- WHB & toilet.
- Radiator.

## Utility:

2.18m x 1.47m  
(7' 2" x 4' 10")

Wall & floor units

- Ceramic floor tiles.
- Plumbed for utilities.
- Radiator.





### Kitchen/dining room:

5.51m x 3.45m

(18' 1" x 11' 4")

Shaker style wall & floor units with tile back splash & stainless hot/cold sink.

- Integrated Fridge/freezer.
- Integrated oven/hob.
- Extractor fan.
- Ceramic floor tiles.
- Radiator.
- Power points.
- Patio door.





**Livingroom:**

3.68 m x 3.56m

(12` 1`` x 11` 8``)

Feature open Fireplace  
with granite heart & insert.

- Timber floor.
- Power points.
- Venetian blinds.
- Radiator.





## *(First Floor)*



### **Bedroom 1:**

4.72m x 3.07m  
(15' 6" x 10' 1")

- Quality carpet.
- Power points.
- Television point.
- Radiator.
- Venetian blinds.



### **Ensuite bathroom:**

2.71m x 0.91m  
(8' 11" x 3")

- Ceramic floor tiles.
- WHB & toilet.
- Triton Elec shower.
- Radiator.
- Tiled around shower.

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### **Bedroom 2:**

3.35m x 2.97m

(11' x 9'9'')

- Quality carpet.
- Power points.
- Venetian blinds.
- Radiator.



### **Bedroom 3:**

3.58m x 2.34m

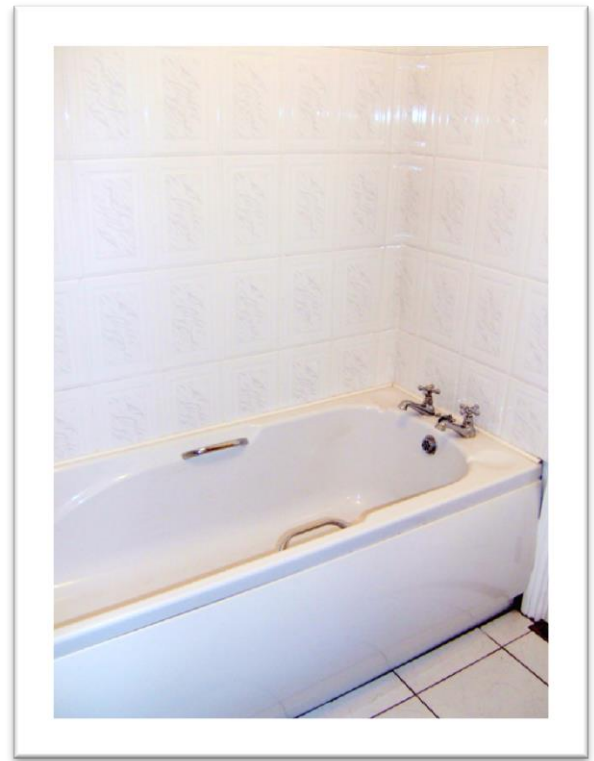
(11' 9'' x 7' 8'')

Large bespoke sliding wardrobe & shelving.

- Quality carpet.
- Power points.
- Venetian blinds.
- Radiator.





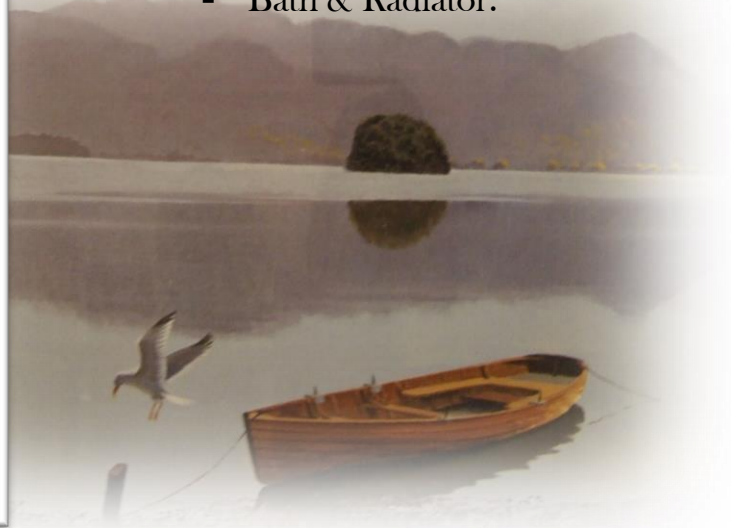


### **Bathroom:**

2.13m x 1.88m

(7` x 6` 2` )

- Ceramic floor tiles.
- Tiled to border.
- WHB & toilet.
- Bath & Radiator.



# Directions:



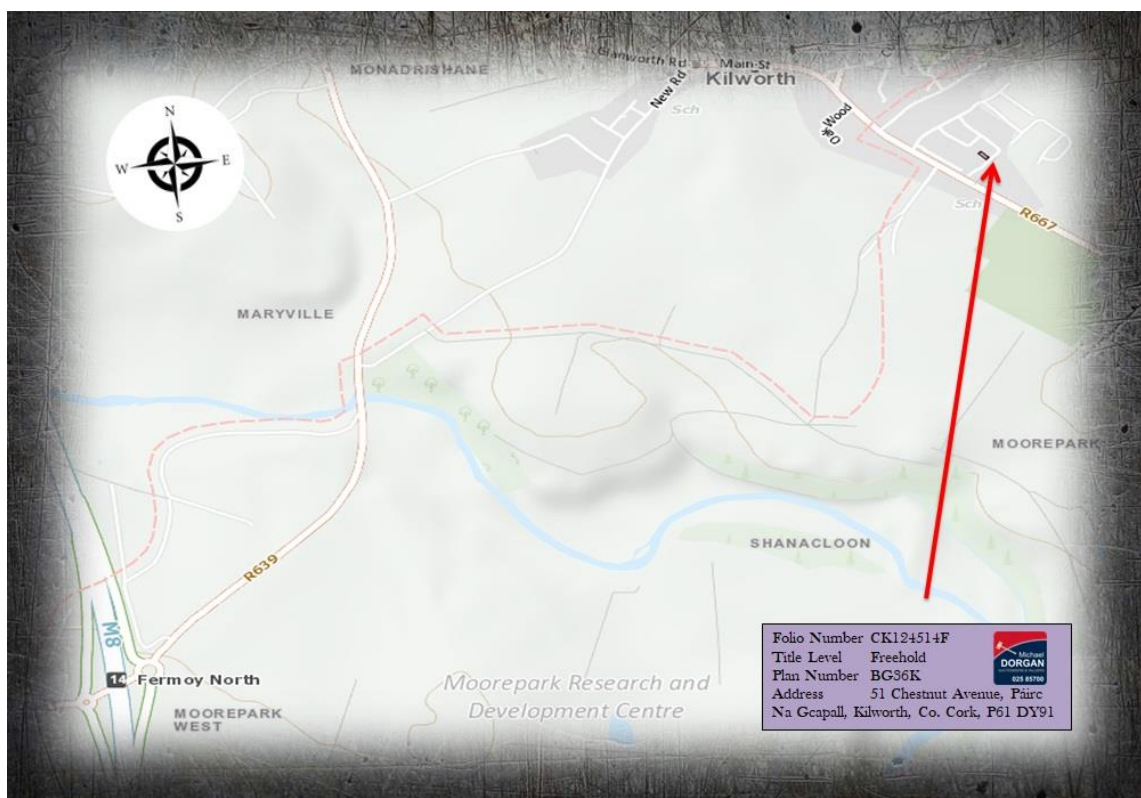
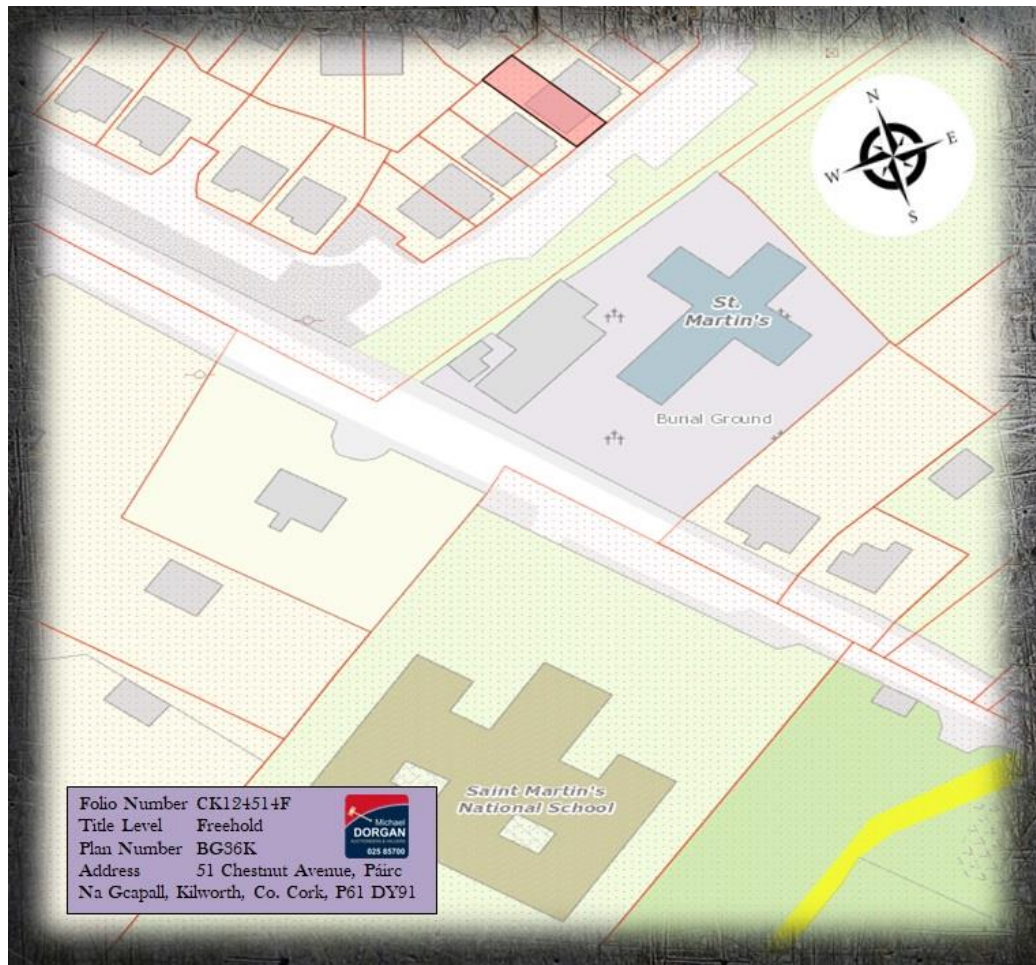




4th house on the RHS (Sign erected)



# Documents:





# Floor Plans:







# Terms:



**Guide: €200,000**

This comprehensive property is being offered for sale by private treaty, terms are available & to be negotiated on application with sole agent:

Michael Dorgan Auctioneers & Valuers  
Baldwin Street  
Mitchelstown  
Co. Cork



(025) 85700

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

**Viewing:** Strictly by Appointment only.

## **Building Energy Rating**

BER: Pending

BER No.

EPI: Wh/m<sup>2</sup>/yr.

Full BER Certs & Advisory reports available on request.

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