

# 9 Carrigroe

**BER C2**

Brigown • Mitchelstown • Co. Cork • P67 CD36



## 3 Bedroom Semi Detached House.

**Guide: €195,000**

Michael Dorgan Auctioneers and 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 the town centre, just 5 minutes from the M8 motorway & a short commute from Cork, Limerick & Clonmel. Offering a wealth of space, quality & convenience. Viewing strictly by appointment with sole agent:

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

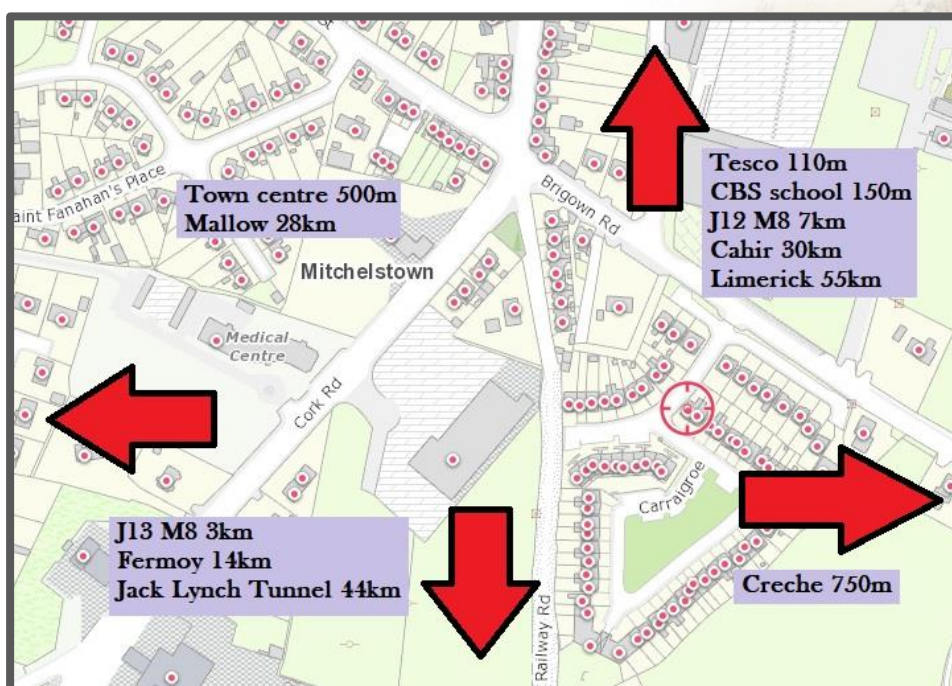




## Location:



Located just off of the Brigown Rd, adjacent schools.  
The M8 Motorway is easily accessed at Junctions 12 & 13 (7minutes) & the Jack Lynch tunnel just 35minutes drive.  
Limerick, Cahir & Cashel are all just a short drive.  
The property is within walking distance of Mitchelstowns wealth of amenities. Fishing, hill walking & outdoor activities are all prominent close-by.



Location Map



# Features:

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



- Areas are set out in tarmacadam & gravel.
- Large corner site.
- Low maintenance (no lawns)
- Mains Water & Sewerage.
- Gas fired central heating system.
- Hardwood front door.
- PVC double glazed windows.
- Ground floor guest W/C.
- Generous reception areas.
- Mature planting. Garden shed.
- 5minutes from the M8 Motorway.
- 30minutes from the Jack Lynch tunnel.
- Sports activities, facilities & clubs nearby.



# Accommodation:

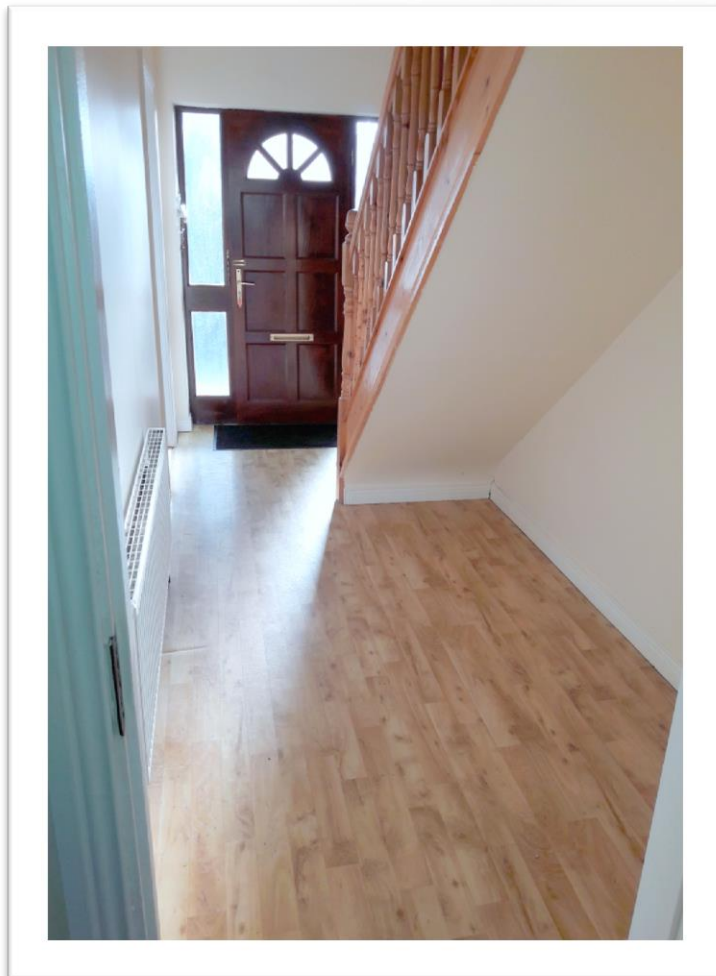
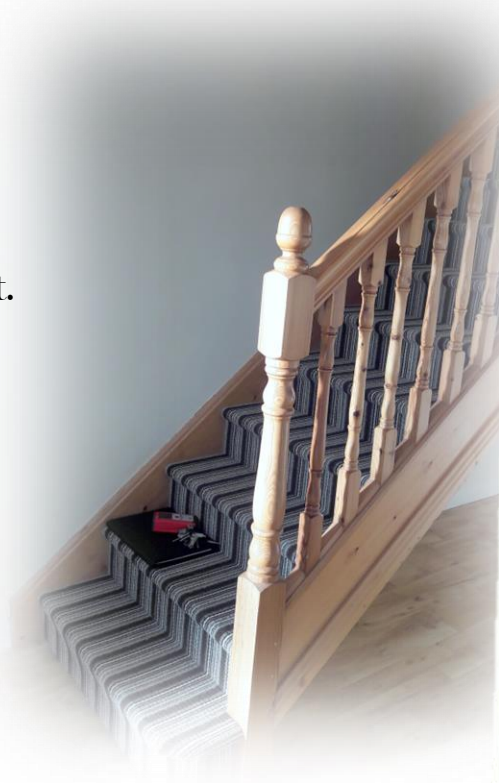
(Ground Floor)

## Entrance Hall:

4.37m x 1.80m

(14' 4" x 5' 11")

- Vinyl
- Radiator.
- Power point.



## WC:

1.83m x 1.47m

(6' x 4' 10")

- Vinyl.
- Radiator.
- Whb & toilet.

## Utility:

2.08m x 1.83m

(6' 10" x 6' 6")

- Vinyl.
- Plumbed for utilities.
- Dark work surfaces.
- Power points.





### Kitchen/dining room:

5.56m x 3.58m

(18' 3" x 11' 9")

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

- Integrated oven & hob (elec).
- Plumbed for dishwasher.
- Power points.
- Vinyl flooring.
- Patio door onto garden.





**Livingroom:**

5.05m x 3.63m

(16' 7" x 11' 11")

Open fireplace (gas pipe present) with cast iron insert, tile heart & timber surround.

- Quality Carpet.
- Power points.
- Television point.
- Radiator.





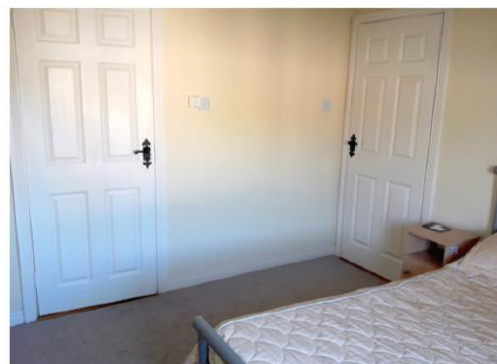
## *(First Floor)*



### **Bedroom 1:**

3.48m x 3.33m  
(11' 5" x 10' 11")

- Quality carpet.
- Power points.
- Radiator.



### **Ensuite bathroom:**

2.64m x 0.97m  
(8' 8" x 3' 2")

- Ceramic floor tiles.
- Whb & toilet.
- Mains type shower.
- Radiator.

### **Bedroom 2:**

4.24m x 3.48m

(13' 11" x 11' 5")

- Quality carpet.
- Power points.
- Radiator.



### **Bedroom 3:**

2.49m x 2.31m

(8' 2" x 7' 7")

- Quality carpet.
- Power points.
- Radiator.
- Built in wardrobe.



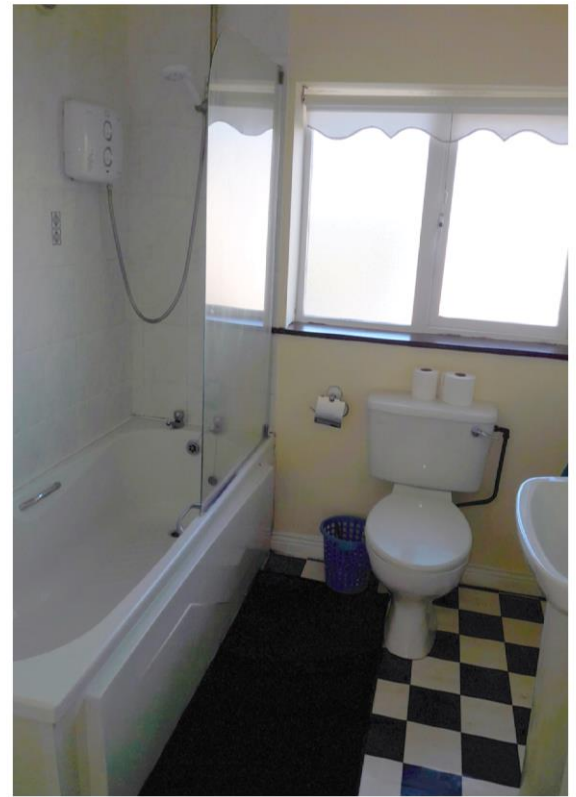


**Bathroom:**

2.28m x 1.96m

(7' 2" x 6' 5")

- Vinyl flooring.
- Whb & toilet.
- Bath & Elec shower.
- Radiator.

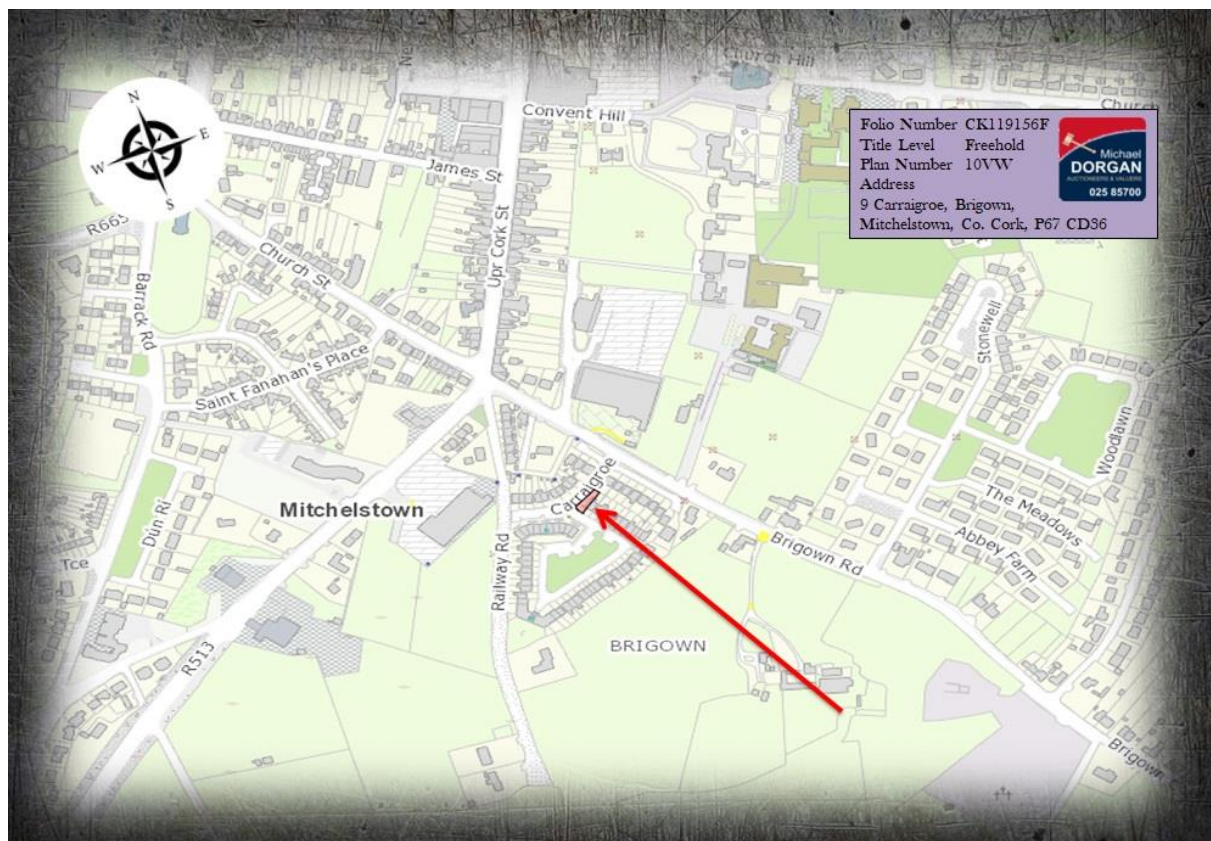
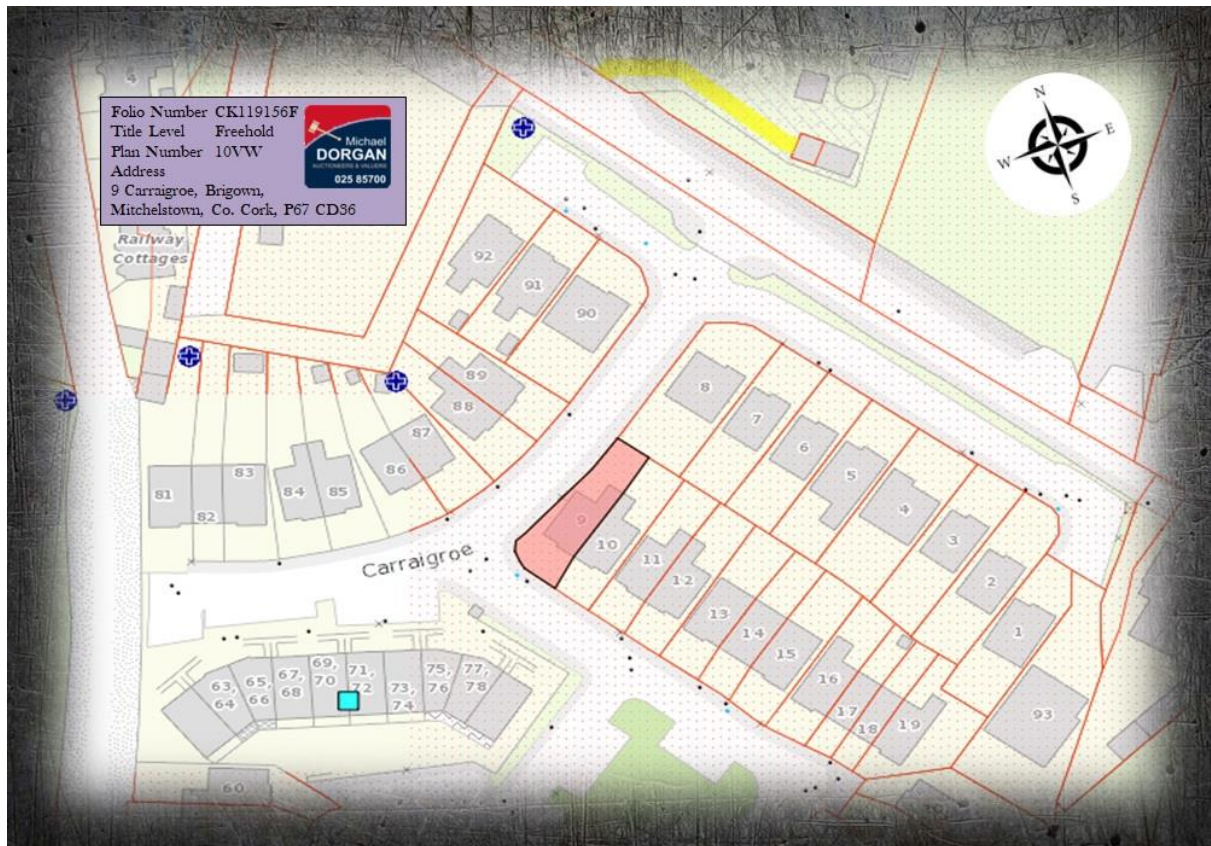


# *Directions:*





# Documents:





# Floor Plans:







For Illustration Purposes Only



9 CARRAIGROE  
BRIGOWN  
MITCHELSTOWN  
CO. CORK  
P67 CD36  
First floor, not to scale.





First floor



Ground floor

For Illustration Purposes Only



First floor



Ground floor



For Illustration Purposes Only



# Terms:



**Guide: €195,000**

This well located 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: C2

BER No. 100931799

EPI: 191.84 Wh/m<sup>2</sup>/yr.

Full BER Certs & Advisory reports available on request.

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