

9 Carrigroe

BER C2

Brigown • Mitchelstown • Co. Cork • P67 CD36



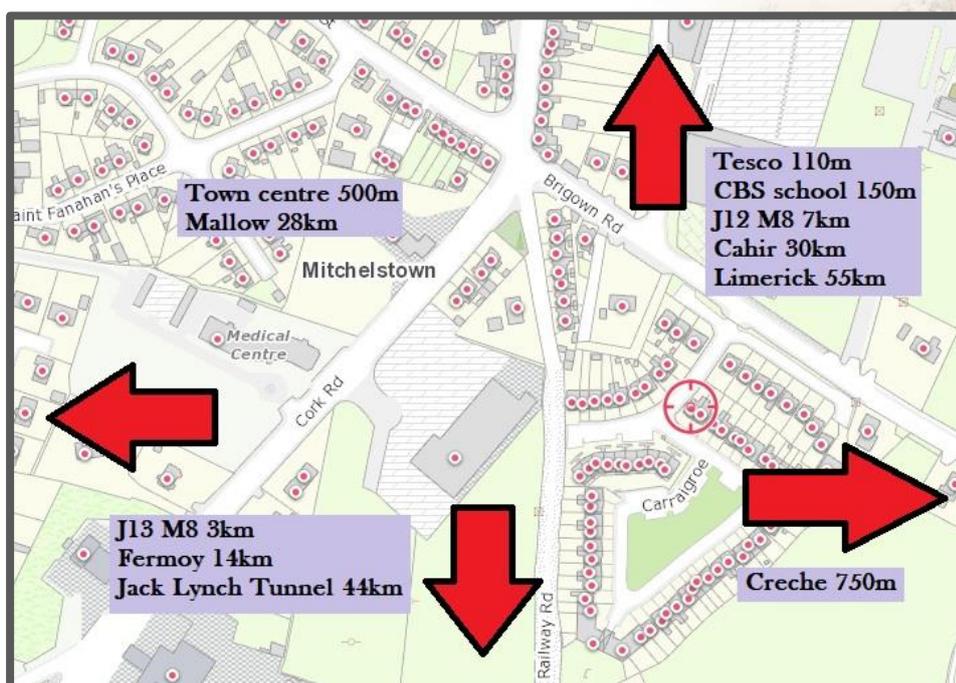
3 Bedroom Semi Detached House.

Guide: €195,000

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 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:

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:

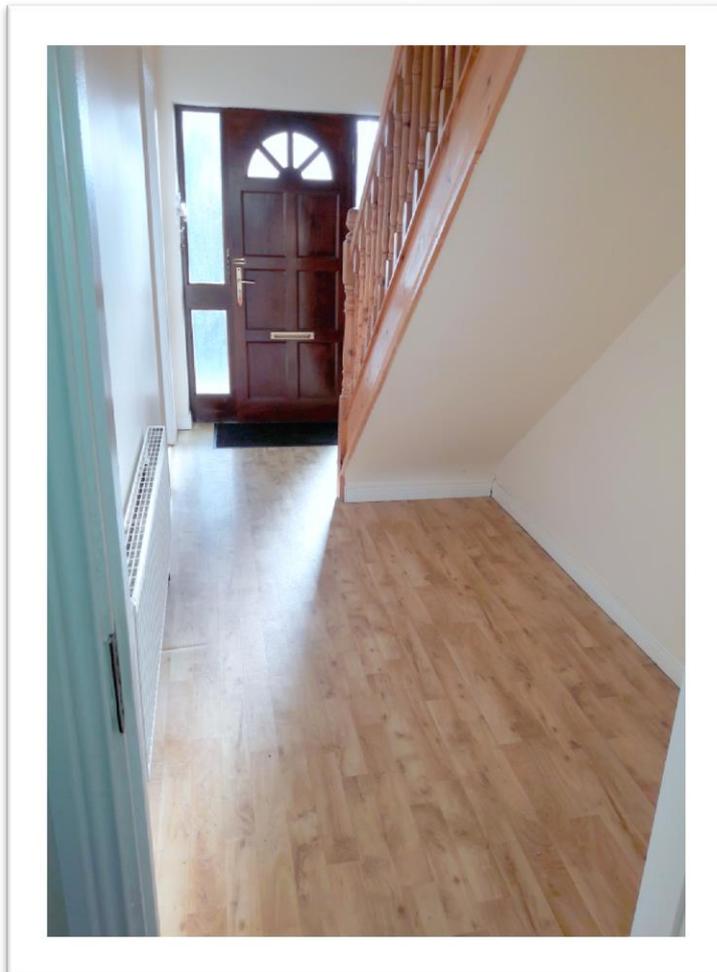
(Ground Floor)

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.



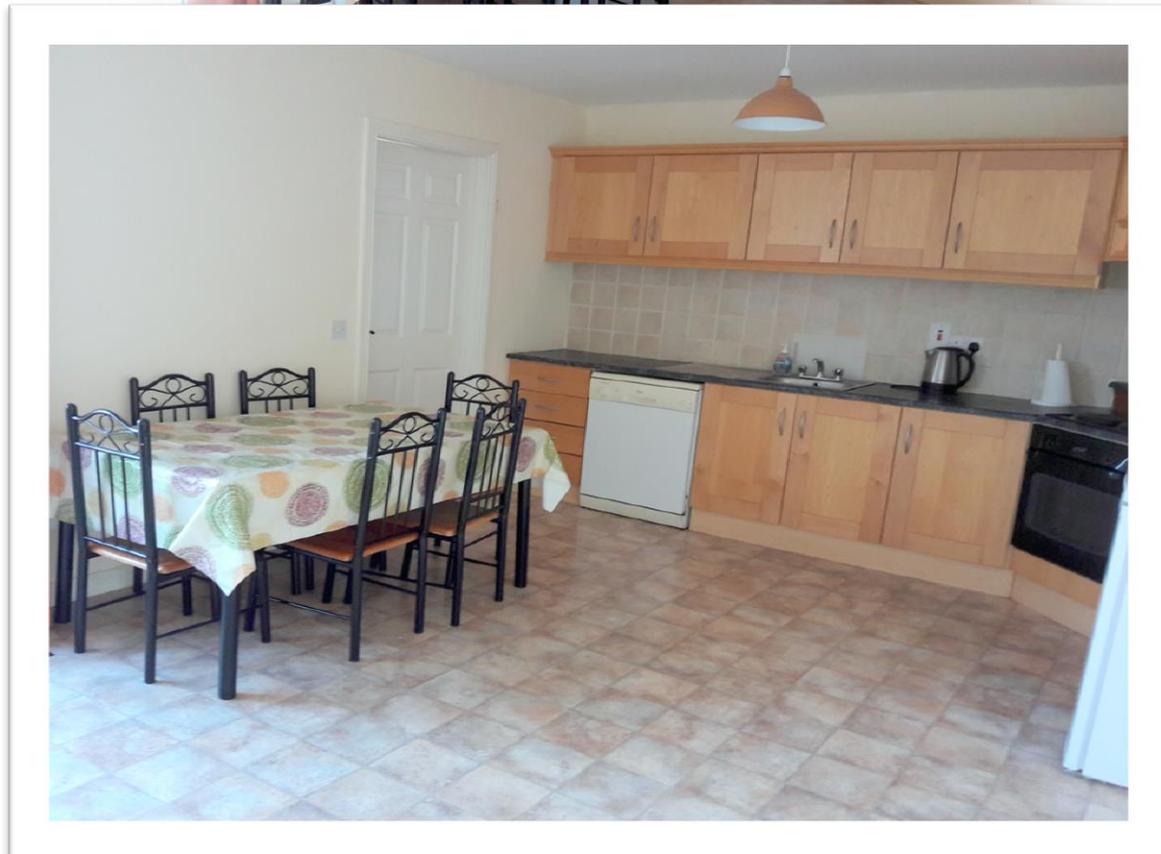
Kitchen/dining room:

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.



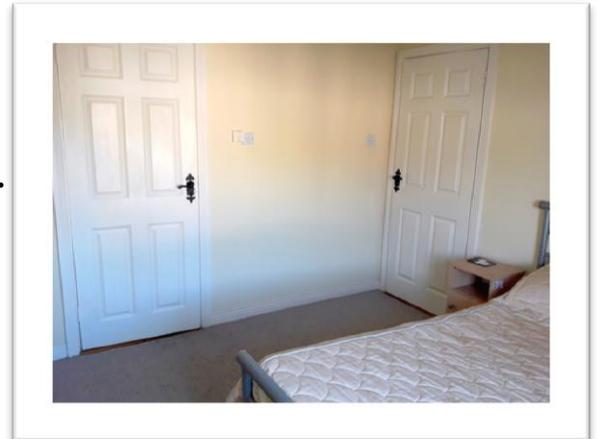
(First Floor)



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.

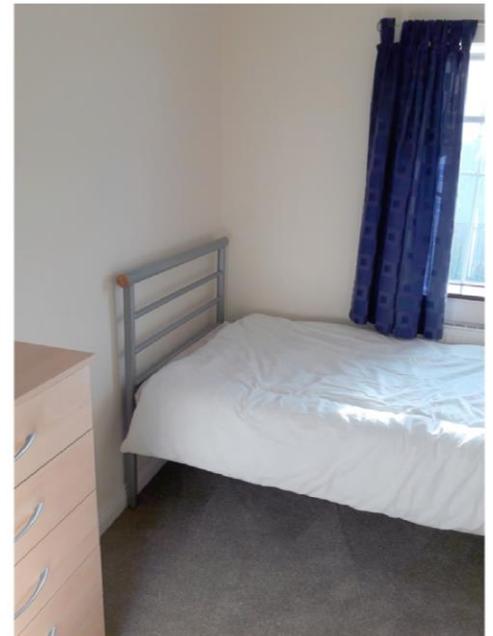


Bedroom 3:

2.49m x 2.31m

(8` 2`` x 7` 7``)

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

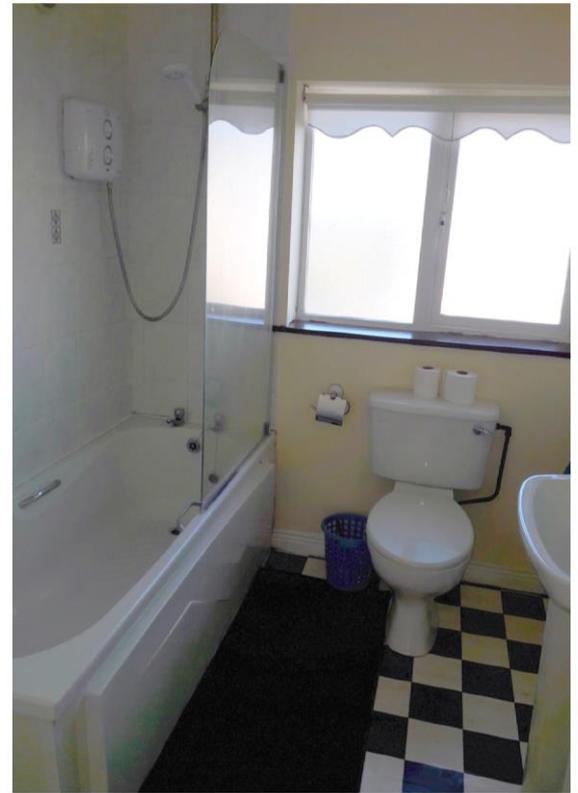


Bathroom:

2.28m x 1.96m

(7` 2`` x 6` 5``)

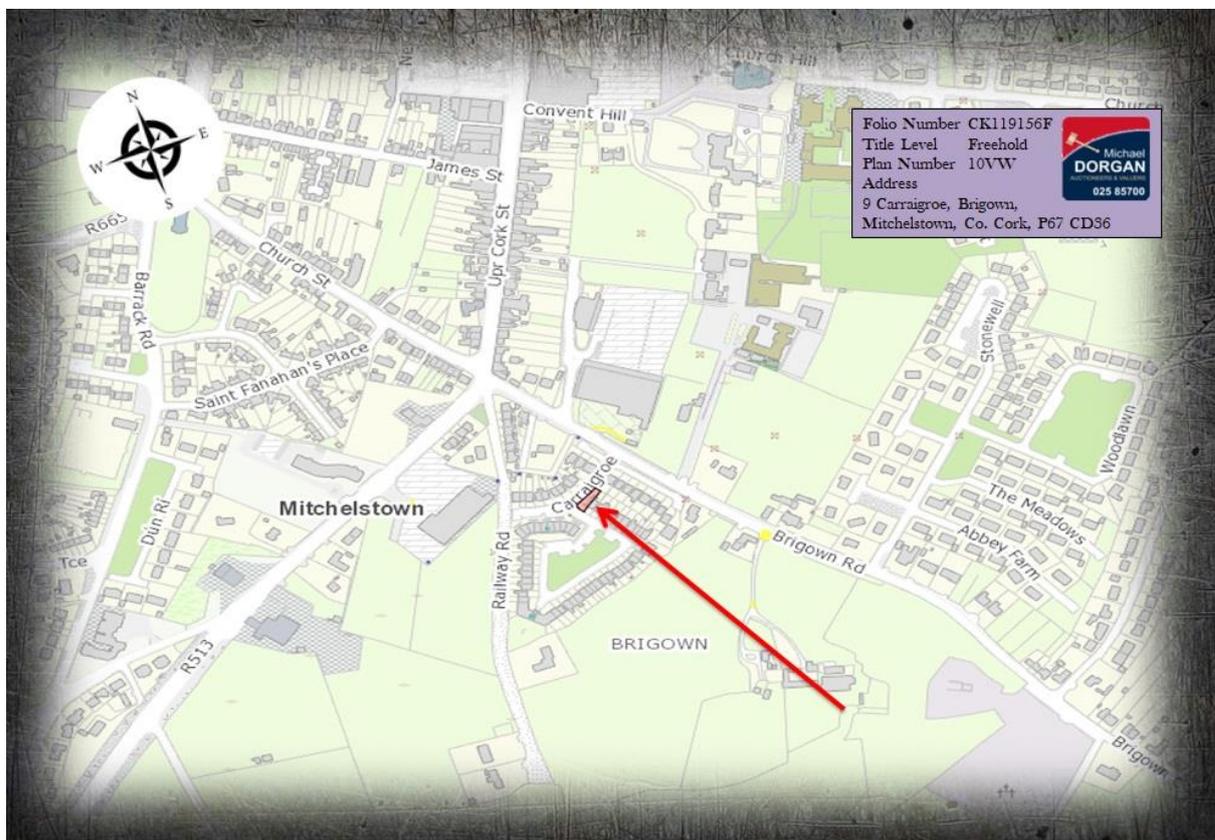
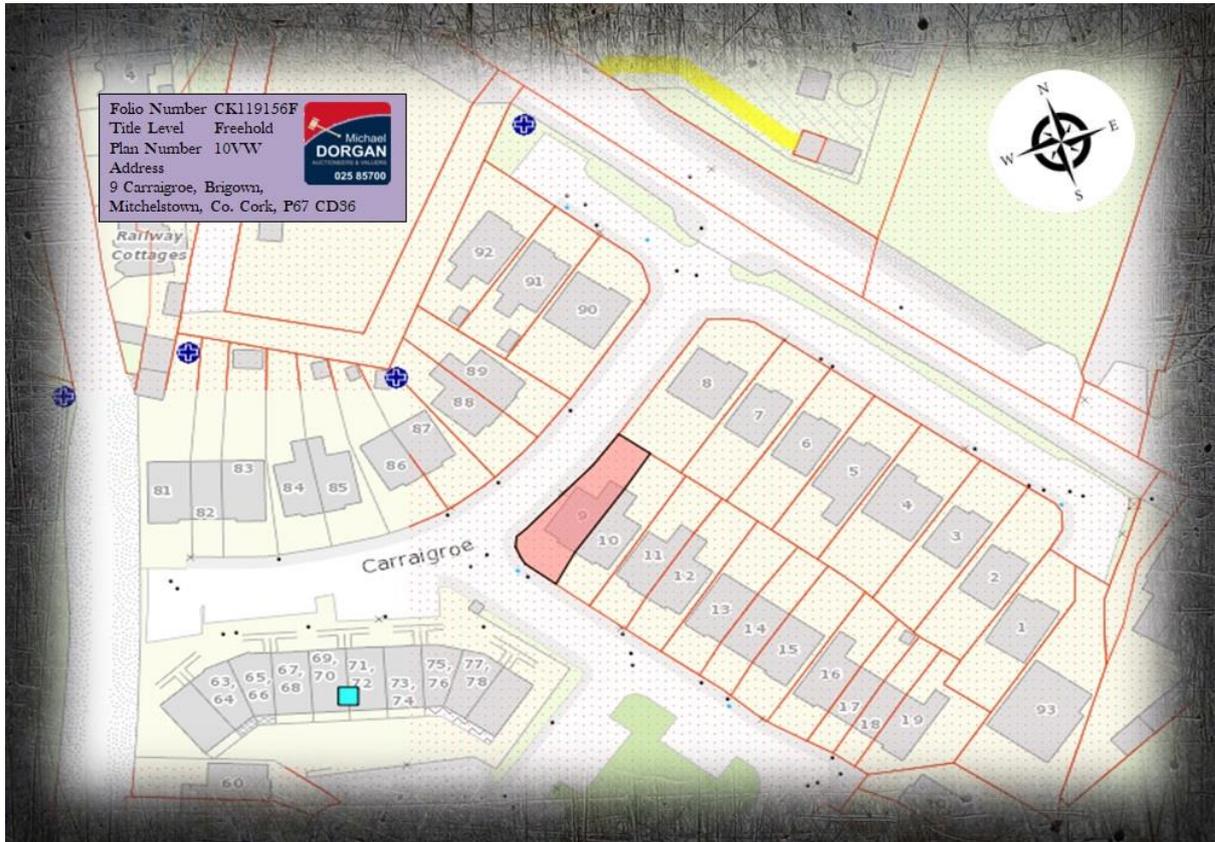
- Vinyl flooring.
- Whb & toilet.
- Bath & Elec shower.
- Radiator.



Directions:



Documents:



Floor Plans:





For Illustration Purposes Only



| | |
|----------------------------|---|
| 9 CARRAIGROE | Michael DORGAN <small>AUCTIONEERS & ESTATE AGENTS</small> 025 85700 |
| BRIGOWN | |
| MITCHELSTOWN | |
| CO. CORK | |
| P67 CD36 | |
| First floor, not to scale. | |



Ground floor



First 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

Viewing: Strictly by Appointment only.

BER C2

Building Energy Rating
BER: C2

BER No. 100931799

EPI: 191.84 Wh/m²/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.

Information gathered from public sources may be subject to copy write, we are happy to acknowledge same if it becomes known to us.

Any form of this brochure may not be reused without our prior permission.