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Ballyshonack

Kildorrery • Co. Cork • P67 AR26



Guide €290,000

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork

www.michaeldorgan.ie

Tel: 025 85 700 Fax: 025 85 708 Email: info@michaeldorgan.ie

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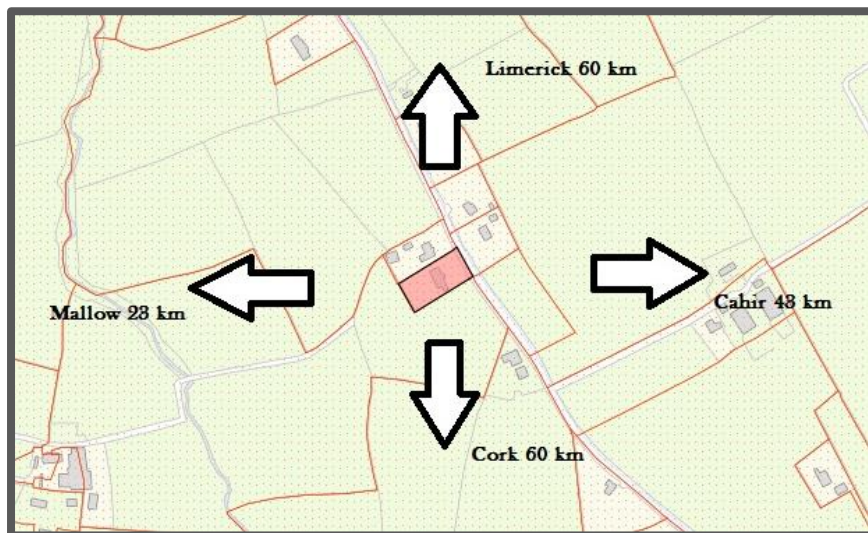


Features

For Sale by Private Treaty

This 4 bedroom Family Home is located just 4 km from the amenities of Kildorrery village. It's located almost equidistant to Mallow, Mitchelstown and Fermoy. The property has been well maintained and cared for by its current owners and is lying in tranquil surroundings of the area with the views to the east of the Galtee Mountains and Ballyhoura Mountains to the north.

- C.0.5-acre site,
- Septic tank,
- Floor area 1562.8sqft - 145.19 m²
- Double Glazed Windows.
- Fully Alarmed (Certified)
- Oil heating fuel.
- 18 km from Junction 13 of the M8.
- 40 minutes from the Jack Lynch Tunnel.



Accommodation

Entrance Hall:
5.24m x 1.60m
(17' 2'' x 5' 2'')
Stira to attic, Timber floor, Radiator

Livingroom:
4.20m x 4m
(13' 9'' x 13' 2'')
Marble fireplace, Granite hearth with inset stove,
Carpet floor, Light Fitting, Radiator.

Kitchen/dining room:
7.70m x 4m
(25' 4'' x 13' 3'')
Wall & floor solid wood fitted units, Wood work
surfaces, Integrated appliances, Integrated Belfast
sink, Extractor fan, Floor tiles, Open plan to sun
room.

Sunroom:
4m x 3.30m
(13' 5'' x 10' 9'')
Radiator, Timber floor, Several power points, TV
point, French doors onto garden, Parelled vaulted
ceiling.

Utility room:
2.75m x 2.50m
(9' x 8' 1'')
Tiled floor, Plumbed for utilities, Dual light fittings,
External door to back garden.

Bathroom:
2.45m x 2.35m
(8' 1'' x 7' 8'')
Wall & floor tiles, WHB & vanity, W/C, Extractor.
Bathtub with separate Mira electric shower, Light
fitting, Wall cabinet.

Master Bedroom:
4.33m x 3.54m
(14' 2'' x 11' 7'')
Timber floor, Radiator, Several power points, Built in
wardrobe

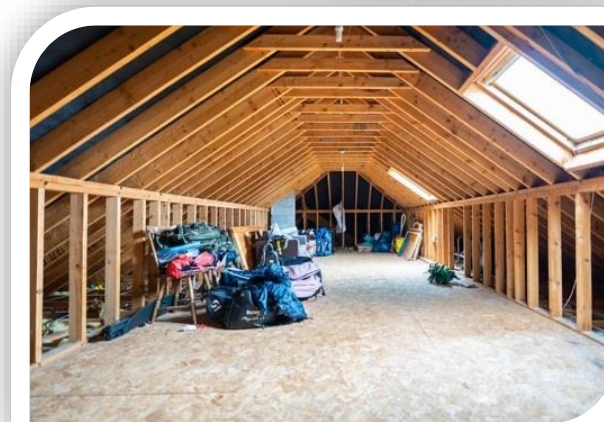
Ensuite:
2.3m x 0.90m
(7' 7'' x 2' 11'')
Wall & floor tiles, WHB & vanity, W/C, Extractor.

Bedroom 2:
4.50m x 3.10m
(14' 10'' x 10' 2'')
Timber floor, Light Fitting, Radiator, Power points

Bedroom 3:
4m x 3m
(13' 3'' x 9' 11'')
Timber floor, Light Fitting, Radiator, Power points.

Bedroom 4:
3.30m x 3.50m
(10' 11'' x 11' 7'')
Timber floor, Light Fitting, Radiator, Power points.

Attic:
13.35m x 3.80m
(43' 9'' x 12' 5'')
Power points, Timber floor, Velux window





Building Energy Rating

BER/DEC

Address BALLYSHONACK KILDORREY MITCHELSTOWN CO. CORK	Date Of Issue 13-07-2020	Type Of Rating Existing Dwelling
Building Energy Rating C2 188.32 (kWh/m ² /yr)	Date Valid Until 13-07-2030	DEAP Version 4.0.0
CO2 Emissions Indicator 46.9 (kgCO ₂ /m ² /yr)	BER/DEC Number 104716345	

Dwelling Details

Dwelling Type: Detached house	Floor Area: 145.19 (m ²)	Main Space Heating Fuel: Oil
No. of Storeys: 1	Wall Type: Masonry	Main Space Heating Efficiency: 85.5%
Year of Construction: 2005	Glazing Type: Double Glazing	Main Water Heating Fuel: Oil
		Main Water Heating Efficiency: 85.5%

Site



Folio Number: OX155175
Title Level: Freehold
Plan Number: AB121
Property Number: 1
Area of selected plans: 0.20 Hectares
Number of Plans on this folio: 1
Address: Ballyshonack, Kildorrery, Co. Cork, P67 AR26

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Michael DORGAN
AUCTIONEER & ESTATE AGENT
025 85701

Directions

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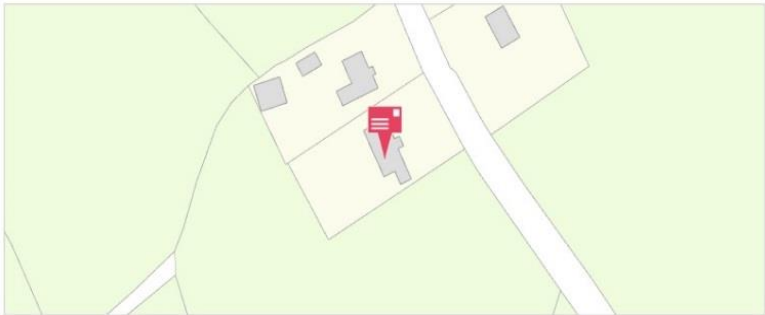
BALLYSHONACK

KILDORRERY

CO. CORK

P67 AR26

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Viewing



Strictly by appointment with sole agent.

Michael Dorgan Auctioneers & Valuers

Baldwin Street,
Mitchelstown,
Co. Cork
info@michaeldorgan.ie
+353 (0)25 85 700



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