



Coolnamohoge

Anglesboro o Co. Limerick o V35 W825



Guide: €325,000

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

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PSR Licence
No: 002337





Features

For Sale by Private Treaty

- 4-bedroom detached house.
- Superbly finished & maintained.
- Circa. 177.46m² / c.1,910sqft
- Substantial c.0.75-acre site.
- Detached garage.
- OFCH. Zoned Heating.
- Septic tank, water.
- J12 M8 Motorway 5minutes.
- Jack Lynch Tunnel 35mins.



Accommodation (Ground floor)

Entrance hallway

2.33m x 1.89m

7'8" x 6'2"

Vinyl flooring, u/s storage, power points, radiator, light fitting.

Livingroom

5.52m x 4.27m

18'1" x 14'

Solid rustic maple flooring, feature open fireplace, dual aspect, power points, radiator.

Kitchen/ Dining room

8.67m x 3.83m

28'5" x 12'7"

Neutral finish floor units with integrated oven, hob & extractor hood, dark work surfaces, vinyl & solid rustic maple flooring, power points, radiator, french doors onto garden.

Utility

1.90m x 1.66m

6'3" x 5'5"

Plumbed for utilities, power points, radiator, vinyl flooring.

Sunroom/sitting room

3.99m x 3.94m

13'1" x 12'11"

Solid rustic maple flooring, power points, radiator, French doors onto garden, recessed lighting, triple aspect.

W/C

1.55m x 1.44m

5'1" x 4'9"

Vinyl flooring, radiator, whb & toilet.

Master Bedroom (Ground floor)

3.38m x 3.26m

15'9" x 11'11"

Solid rustic maple flooring, radiator, power points.

Ensuite

2.14m x 1.39m

7' x 4' 7"

Whb & toilet, shower (electric), radiator, floor tiles, tiled floor to ceiling.

(First floor)

Bedroom 2

4.93m x 4.26m

16'2" x 13'11"

Solid rustic maple flooring, power points, radiator.

Bedroom 3

4.86m x 3.38m

15'10" x 11'1"

Solid rustic maple flooring, power points, radiator.

Bedroom 4

3.78m x 3.66m

12'5" x 12'

Solid rustic maple flooring, power points, radiator.

Main Bathroom

4.79m x 3.65m

11'1" x 10'8"

Whb, toilet, shower & bathtub, floor tiles, tiled floor to ceiling, radiator.

Hot press

Insulated cylinder, shelved.





Building Energy Rating

BER/DEC

Address	Date Of Issue	Type Of Rating
COOLNAMOHOGE ANGLESBORO KILMALLOCK CO. LIMERICK	03-06-2019	Existing Dwelling
Building Energy Rating	Date Valid Until	DEAP Version
C1 158.19 (kWh/m ² /yr)	03-06-2029	3.2.1
CO2 Emissions Indicator	BER/DEC Number	Download Advisory Report
40.38 (kgCO ₂ /m ² /yr)	112321310	
	MPRN	
	10301937346	

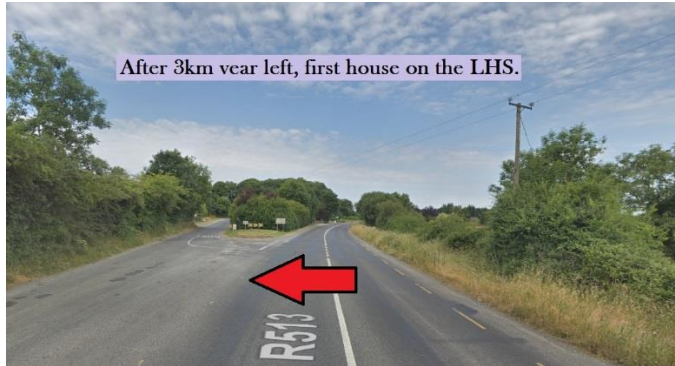
Dwelling Details

Dwelling Type:	Floor Area:	Main Space Heating Fuel:
Detached house	177.46 (m ²)	Oil
No. of Storeys:	Wall Type:	Main Space Heating Efficiency:
2	Timber	85%
Year of Construction:	Glazing Type:	Main Water Heating Fuel:
2006	Double Glazing	Oil
	% Low Energy Lighting:	Main Water Heating Efficiency:
	58%	85%

Site

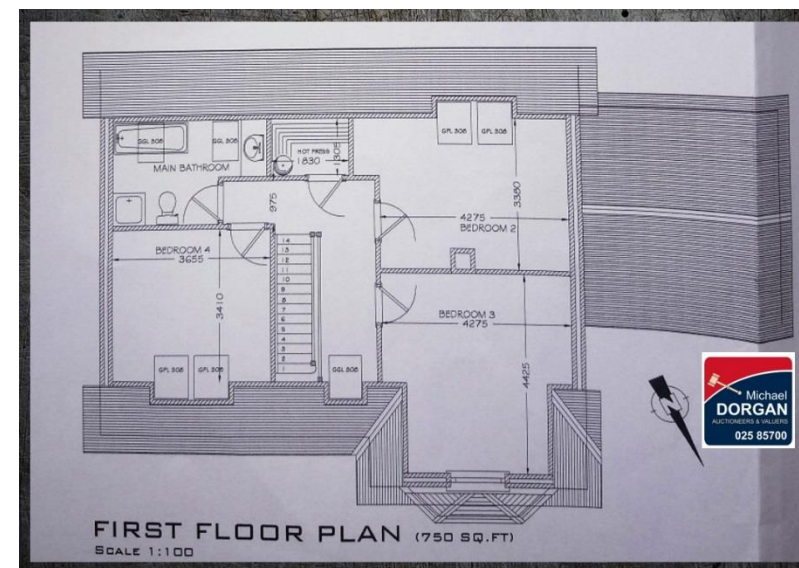
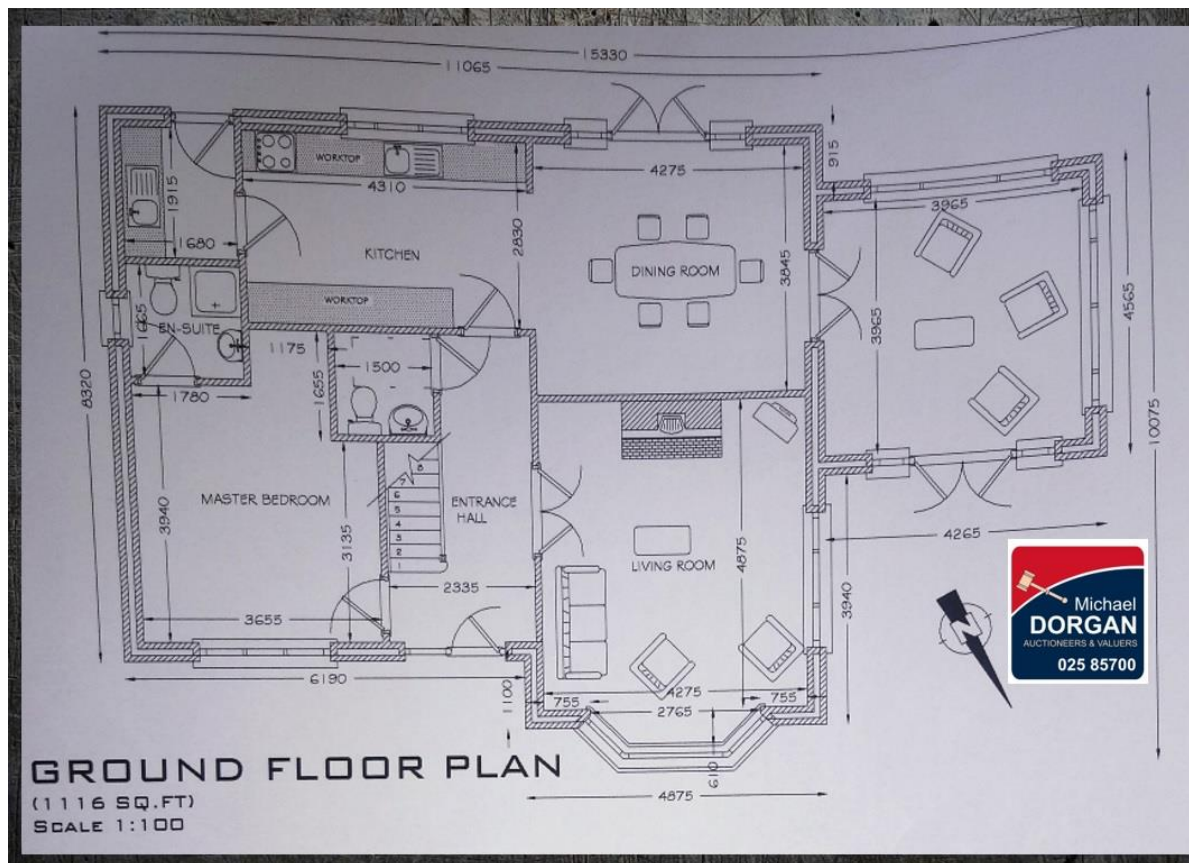


Directions



COOLNAMOHOGE
BALLYLANDERS
CO. LIMERICK
V35 W825





NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floor plans, measurements are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as statement of fact.

Viewing

Strictly by appointment with sole agent.

www.michaeldorgan.ie



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