

For Sale by Private Treaty

myhome.ie

# Penrose Cottage

Keeloges Galbally Co. Limerick



**BER B3**



Michael Dorgan Auctioneers & Valuers are proud to present what is probably the most comprehensive property we have ever had the pleasure of representing, extending to c.3500sqft, Fully renovated in recent years, resulting in a bright, airy & modern living space. Nestled on c.5acres of prime agricultural land at the foot of the breath-taking Galtee Mountains. The property is ideally located for commuting to Cork & Limerick both of which are just 50minutes away. There is local shopping within Ballylanders & Galbally both of which are 5minutes drive. Viewing strictly by appointment.

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork  
[www.michaeldorgan.ie](http://www.michaeldorgan.ie)  
T: 025 85700 F: 025 85708 PSR ID: 002337

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

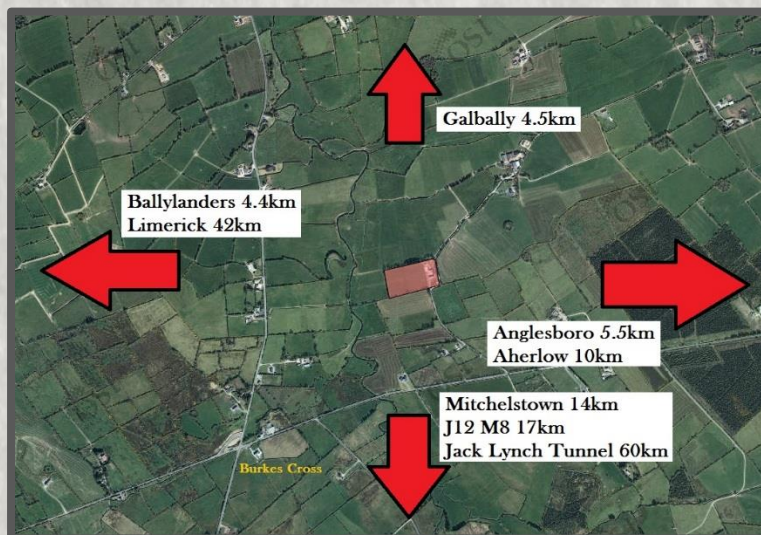




## *Location*



Located just off the R513 Main Mitchelstown- Limerick road, just 12km from Mitchelstown & convenient to Mallow, Cork, Limerick and Tipperary, This fine country house is Strategically located. The facilities of Ballylanders and Galbally village are just 5minutes away, the property has unrivalled transport routes but also benefits from the scenic countryside, aswell as a large number of tourist trails & attractions branching out from the area . Ballyhoura, Mitchelstown & Cahir Golf courses, Mitchelstown caves, Galtee & Knockmealdown Mountains, Aherlow to name just a few.



Location Map



## *Description...*

This Breath-taking 4bedroom family home is situated on a superb C.5 acre site, approached by an extensive gravel drive, the boundaries of the property are surrounded by mainly mature trees with a stream on the south property line, the property can boast the following:

- Spacious living accommodation
- Only the best construction techniques & materials used.
- York stone courtyard,
- Energy efficient LED Lighting & bulbs throughout.
- Smoke and Carbon detectors.
- Double router satellite broadband.
- Oil fired central heating with back up boiler.
  - Eight Solar panels
- Water -Own well with filtration system.
- Sewerage treatment unit
- Bespoke double glazed sliding sash windows throughout.
- Short distance from junctions 12 & 13 of the M8 motorway.
- Stunning countryside views
- Jack Lynch tunnel 50minutes
- Newlands cross 1hr 50minutes
- Gated Private grounds
  - Two separate entrances
- C.5 acres of prime agricultural land
- Chicken run and Kennels
- Previous planning for the construction of further facilities.
  - 3 stables
  - tack room
  - hay barn and arena.
- Furnishings are available and can be negotiated separately.



# *Accommodation:*

Ground floor

## Lounge:

4.50 x 8.18

(14' 9" x 26' 10")

- Back boiler stove will heat equivalent 22 radiators.
- Superb yellow sandstone built fireplace with oak mantle beam.
- Quality oak skirting & architraves.
- Solid Oak Timber floor,
- Power points.
- Television points,
- Recessed lighting.
- Under floor Heating





### Study room:

3.96 x 4.47

(13' 0" x 14' 8")

- Solid Oak floor,
- Quality oak skirting & architraves.
- Custom Oak bookcase,
- Recessed lighting,
- Power points.

### Link hallway:

1.27 x 4.67

(4' 2" x 15' 4")

- Solid Oak floor
- French doors onto grounds

### Cinema.

4.52 x 4.32

(14' 10" x 14' 2")

- Solid Oak floor,
- Quality oak skirting & architraves.
- Power points,
- Television point,
- Telephone point,
- Wired for surround,



### Sun room.

6.38 x 4.45

(20' 11" x 14' 7")

- Polished porcelain tile floor,
- French doors onto courtyard
- Power points.
- Wall mounted light fittings
- Quality oak skirting and architraves.



### Link Hallway.

3.58 x 1.83

(11' 9" x 6' 0")

- Polished porcelain tile floor.
- Quality oak skirting and architraves.
- Recessed lighting



### Kitchen/Dining room.

4.27 x 9.42

(14' 0" x 30' 11")

- Wall & Floor kitchen units with walnut and high gloss finish doors,
- Quartz top on kitchen top units,
- Polished porcelain floor,
- TV point,
- Neff - built in 2 ovens,
- Neff - built in Microwave,
- Bosh - built in dishwasher,
- Quooker-Instant Hot water system, -London sink,
- Neff - induction hob five rings,
- Bosh - Extractor fan,
- Telephone point,
- French doors onto courtyard.
- Quality oak skirting and architraves.







### Utility room.

3.66 x 7.75

(12' 0" x 25' 5")

- Porcelain tiled floor,
- Plumbed for utilities,
- Power points,
- Quality oak skirting and architraves
- Double door as entry point,
- Storage with walnut & high gloss finish doors.

### Shower room.

2.34 x 1.14

(7' 8" x 3' 9")

- Porcelain tile floor,
- WHB,
- Extractor fan,
- Double shower,
- Toilet,
- Tiled wall to wall.



### Master suite.

11.58 x 4.57

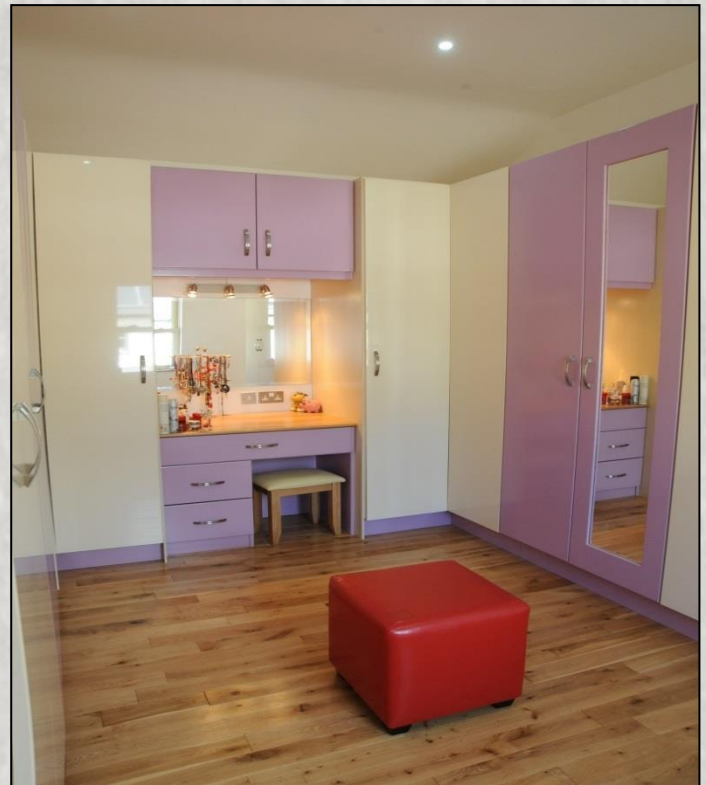
(38' 0" x 15' 0")

- Solid Oak timber floor,
- Quality oak skirting and architraves.
- Power points,
- French doors onto Courtyard,
- Television point,
- Telephone point,
- Recessed lighting.



### Walk in wardrobe.

- Solid Oak floor,
- 6 double wardrobe with hanging shelves & drawers,
- Dressing table.
- Recessed lighting
- Power points



### En suite bathroom:

- Double threshold shower,
- WHB with gloss vanity.
- Ceramic Tile floor,
- Tiled to border.
- Lighted mirror,
- Velux window,
- Jacuzzi bath,
- Extractor fan,



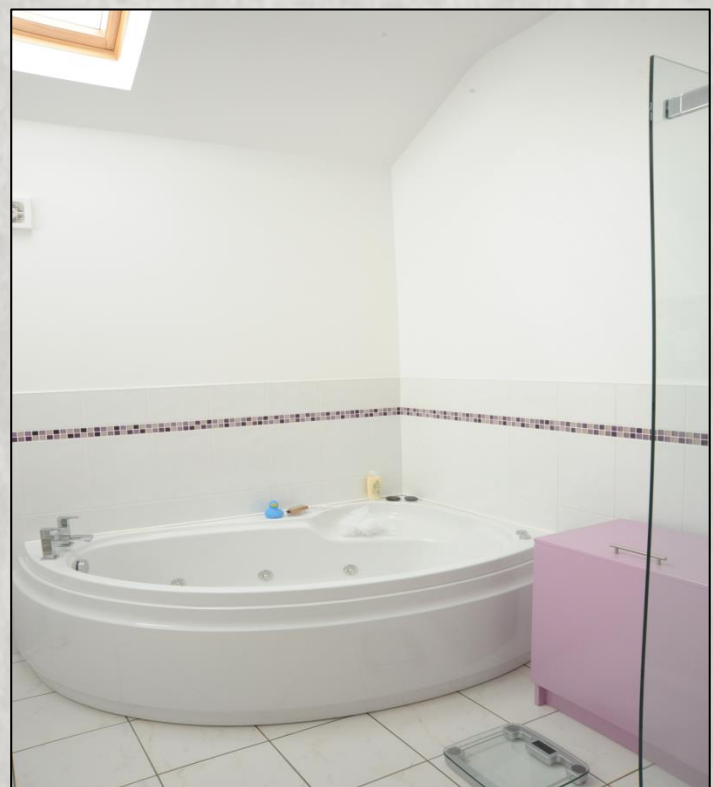
### Gym (2<sup>nd</sup> Bedroom):

4.04 x 4.32

(13' 3" x 14' 2")

This room will require further partitioning to become fully functional.

- Solid Oak floor,
- Quality oak skirting and architraves
- Power points,
- Recessed lighting.



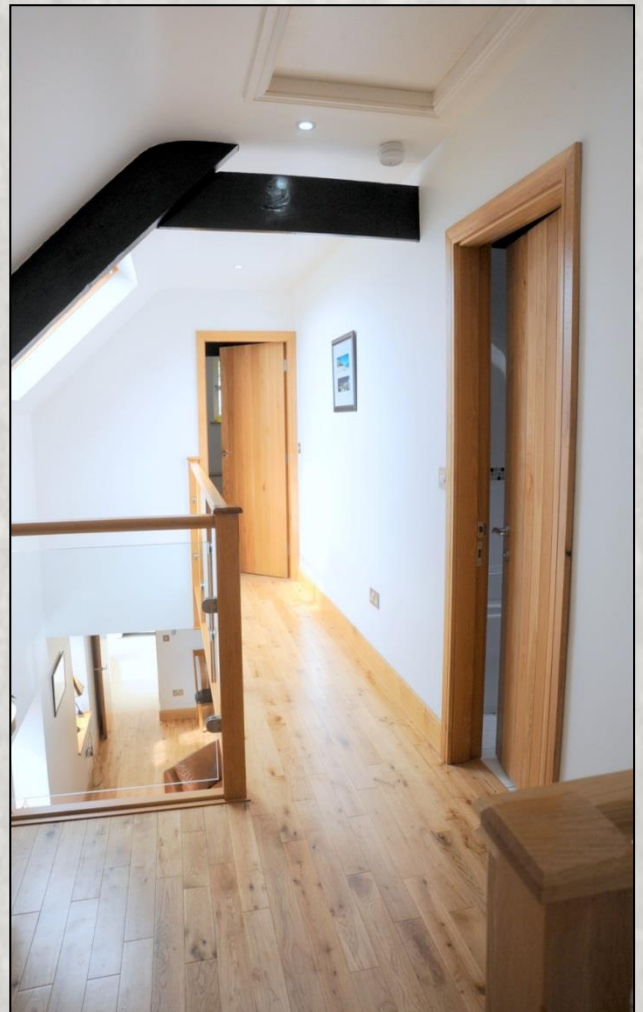
## First floor

### Hallway and landing:

2.34 x 6.45

(7' 8" x 21' 2")

- Oak floor,
- Quality oak skirting and architraves.
- Velux window,
- Power points,
- Balcony area.



### View from Ground floor:

### Bath room:

1.98 x 2.34

(6' 6" x 7' 8")

- Mira - electric shower,
- Velux window,
- Tiled floor,
- Tiled wall to wall,
- Toilet,
- Extractor fan,
- Cupboards,
- WHB.



### Bedroom 3:

3.20 x 4.47

(10' 6" x 14' 8")

- Oak floor,
- Quality oak skirting & architraves.
- Power points,
- TV point,
- Recessed lighting,
- Phone point,
- Built in oak wardrobe.



#### Bedroom 4:

4.50 x 3.58

(14' 9" x 11' 9")

- Solid Oak floor,
- Quality oak skirting & architraves.
- Power points,
- Oak built in double wardrobe,
- Recessed lighting,
- Television point,
- Telephone point.



#### En suite bathroom:

2.03 x 1.98

(6' 8" x 6' 6")

- WHB,
- Ceramic Tile floor,
- Tiled wall to wall,
- Toilet,
- Double threshold shower,
- Extractor fan,
- Velux window.
- Recessed lighting.



# Documents:



DATE : 21/12/2012

## LIMERICK COUNTY COUNCIL PLANNING APPLICATIONS

TIME : 09:36:26 PAGE :

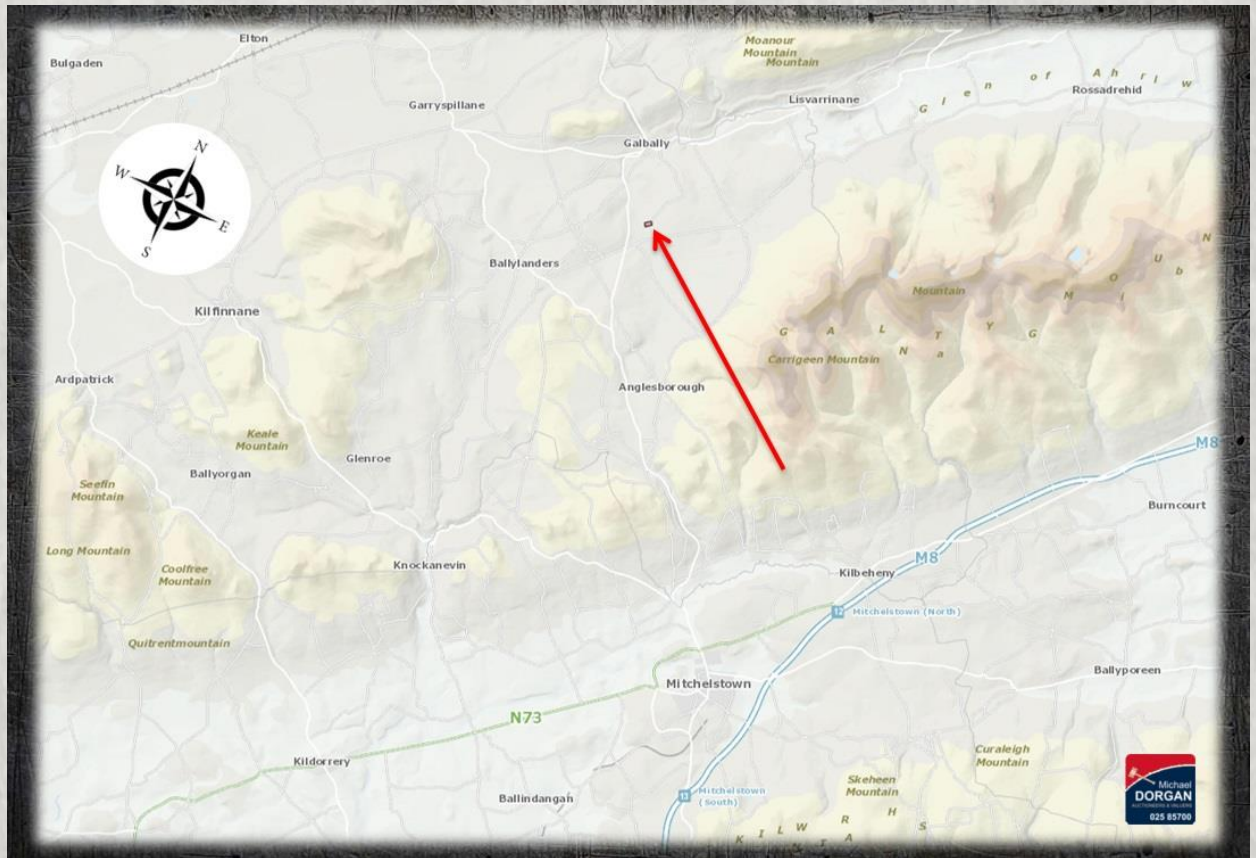
### PLANNING APPLICATIONS GRANTED FROM 17/12/2012 TO 21/12/2012

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

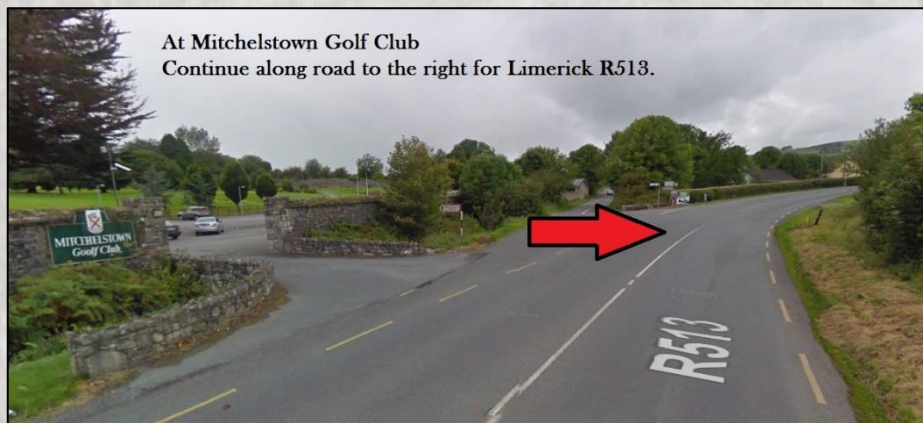
The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2003 and may result in action by the Data Protection Commissioner, against the sender, including prosecution.

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
12/759	John Leddin	P	18/09/2012	the change of use of existing retail unit to seated restaurant area with new door opes formed between unit no. 1 & unit no. 2, new door ope to serve external seated area to the rear of the building, seated area to the front of the unit, new signage, new connections to existing foul water drain and all ancillary site works at unit no. 2. This application also seeks permission for rooflights to existing roofs and the seated restaurant area will also be served by kitchen and service areas as previously granted under planning reference 11/72 Unit no. 2 Main Street Patrickswell	19/12/2012	
12/775	Diarmuid O'Connor	C	21/09/2012	the construction of a dwelling house with septic tank, domestic garage, entrance and boundary walls Athea Upper Athea	19/12/2012	
12/784		P	24/09/2012	the erection of stables, a tack room, hay barn, muck heap and associated works Keeloges Galbally	19/12/2012	





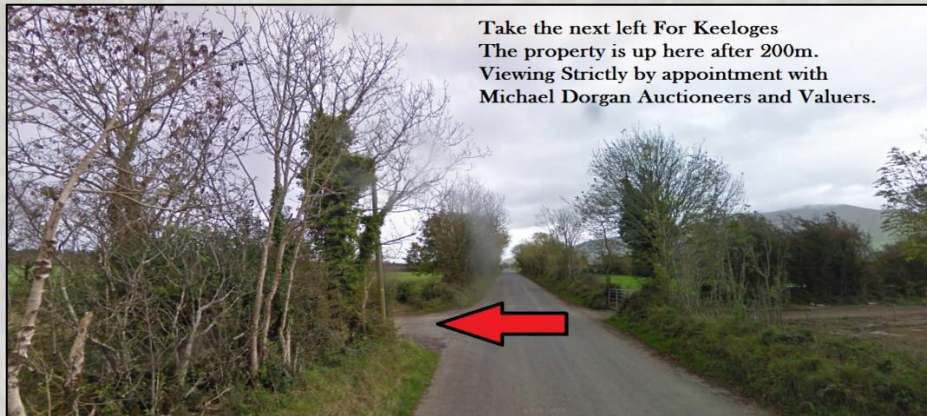
# Directions:



At Burkes Cross Turn right.



Take the next left For Keeloges  
The property is up here after 200m.  
Viewing Strictly by appointment with  
Michael Dorgan Auctioneers and Valuers.



# Terms:

**Guide: €435,000**

Penrose Cottage is being offered for Sale by private treaty. Terms are available and to be negotiated on application with sole agents:

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: B3**

**BER No.** 102776523

**EPI:** 143.59kWh/m<sup>2</sup>/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