

For Sale by Private Treaty

myhome.ie

Kilcaroon

Ballyporeen • Co.Tipperary



4/5 Bedroom Country House.

Guide €165,000

Michael Dorgan Auctioneers & Valuers are delighted to present this superb opportunity to the market, a stones throw from the amenities of Mitchelstown, Clonmel & Cahir just 45minutes from the Jack Lynch Tunnel.

Graced with open countryside & nestled between the Galtee & Knockmealdown mountains the location is unrivalled.

Viewing strictly by appointment with sole agent.

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork
www.michaeldorgan.ie
T: 025 85700 F: 025 85708

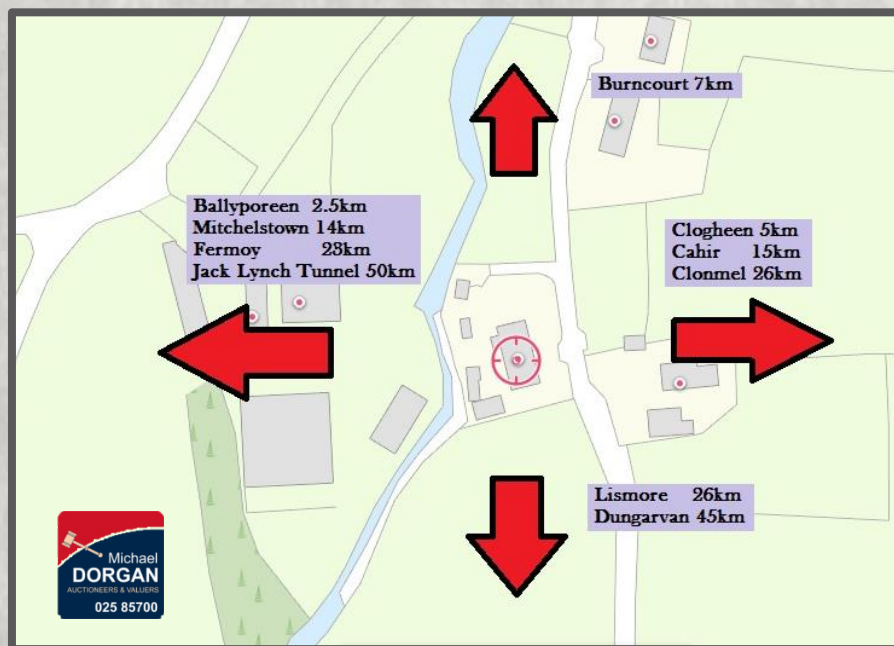
www.daft.ie
www.myhome.ie



Location:



Located just off the R665 Clonmel Rd, 5 minutes from the amenities of Clogheen & Ballyporeen Villages. This country house is just over 10 minutes from Junction 12 of the M8 Motorway & 45 minutes to the Jack Lynch tunnel.



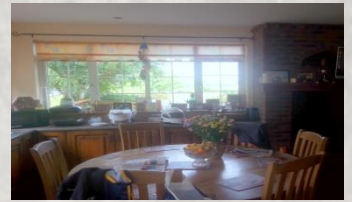
Location Map

Features:

The property benefits from a most superb large site nestled between the Galtee & Knockmealdown mountains.

- Areas are set out in Lawn, Tarmacadam & concrete.
- Generous outbuildings.
- Septic tank. Water scheme.
- Oil fired central heating system.
- Two open fireplaces. Range cooker.
- Separate C.0.50 of an acre paddock.





Accommodation:

Entrance Hall:

4.06 x 2.16

(13' 4" x 7' 1")

- Timber floor.
- Power points.
- Radiator.



Livingroom:

3.91 x 3.28

(12' 10" x 10' 9")

- Carpet.
- Open fireplace.
- Built in display cabinet.
- Power points.
- Radiator.



Sitting room:

3.53 x 3.28

(11' 7" x 10' 9")

- Timber floor.
- Open fireplace.
- Built in display cabinet.
- Power points.
- Radiator.
- Light fitting.



Kitchen/Dining room:

4.32 x 4.19

(14' 2" x 13' 9")

Wall & floor kitchen units with neutral work surfaces & ceramic tile back splash.

- Integrated oven.
- Integrated dishwasher.
- Range cooker.
- Hob & extractor fan
- Hot & cold sink.
- Vinyl floor.
- Power points.
- Utility room.



Bathroom:

3.25 x 2.34

(10` 8`` x 7` 8``)

- Ceramic floor tiles.
- Wall tiles.
- WHB & toilet.
- Bath & shower.
- Radiator.



Bedroom 1:

4.27 x 3.25

(14` x 10` 8``)

- Carpet.
- Radiator.
- Power points.



Bedroom 2:

4.34 x 3.25

(14` 3`` x 10` 8``)

- Carpet.
- Radiator.
- Power points.
- Built in wardrobe.

Bedroom 3:

3.23 x 2.99

(10` 7`` x 9` 10``)

- Carpet.
- Radiator.
- Power points.
- Built in wardrobe.



Bedroom 4:

4.65 x 3.30

(15` 3`` x 10` 10``)

- Carpet.
- Radiator.
- Power points.
- Built in wardrobe.



Bedroom 5/Office/ Studio:

4.39 x 2.97

(14` 5``x 9` 9``)

Patio door (separate access outside.)

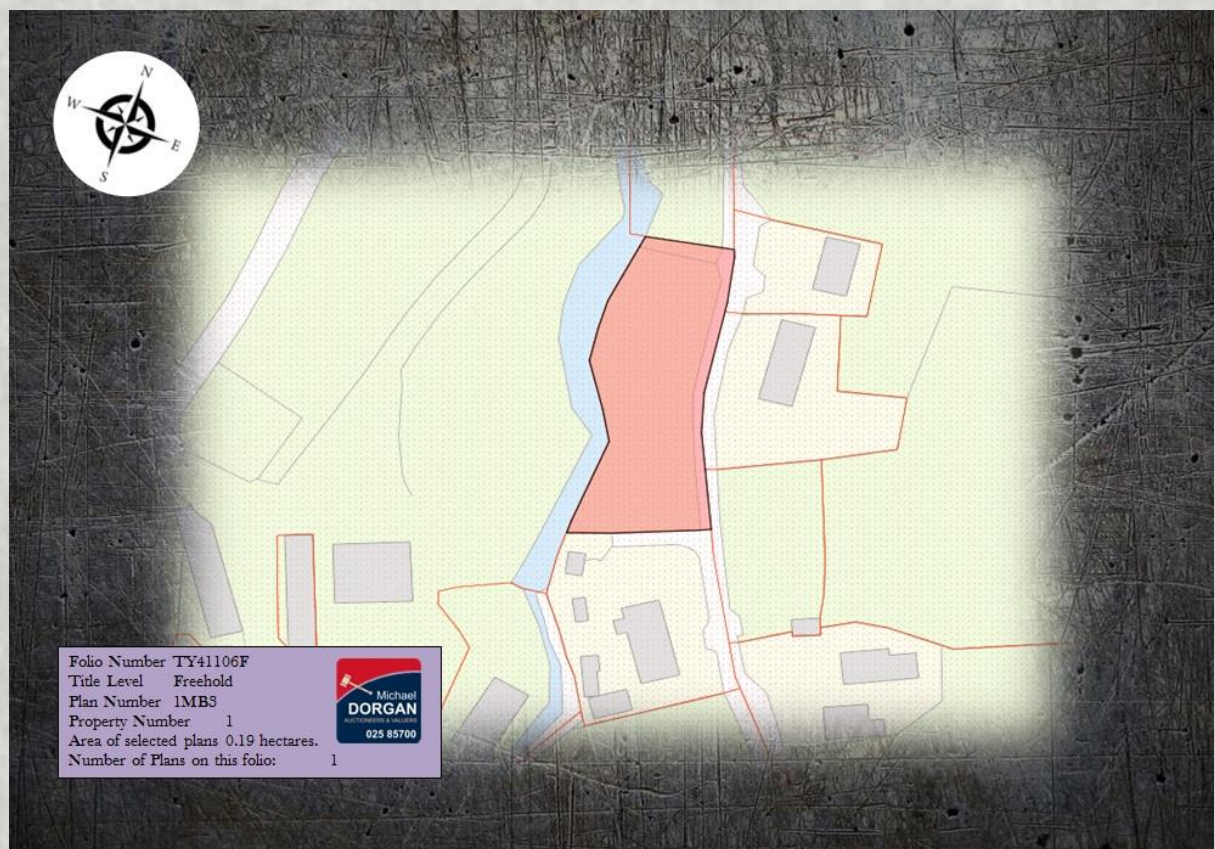
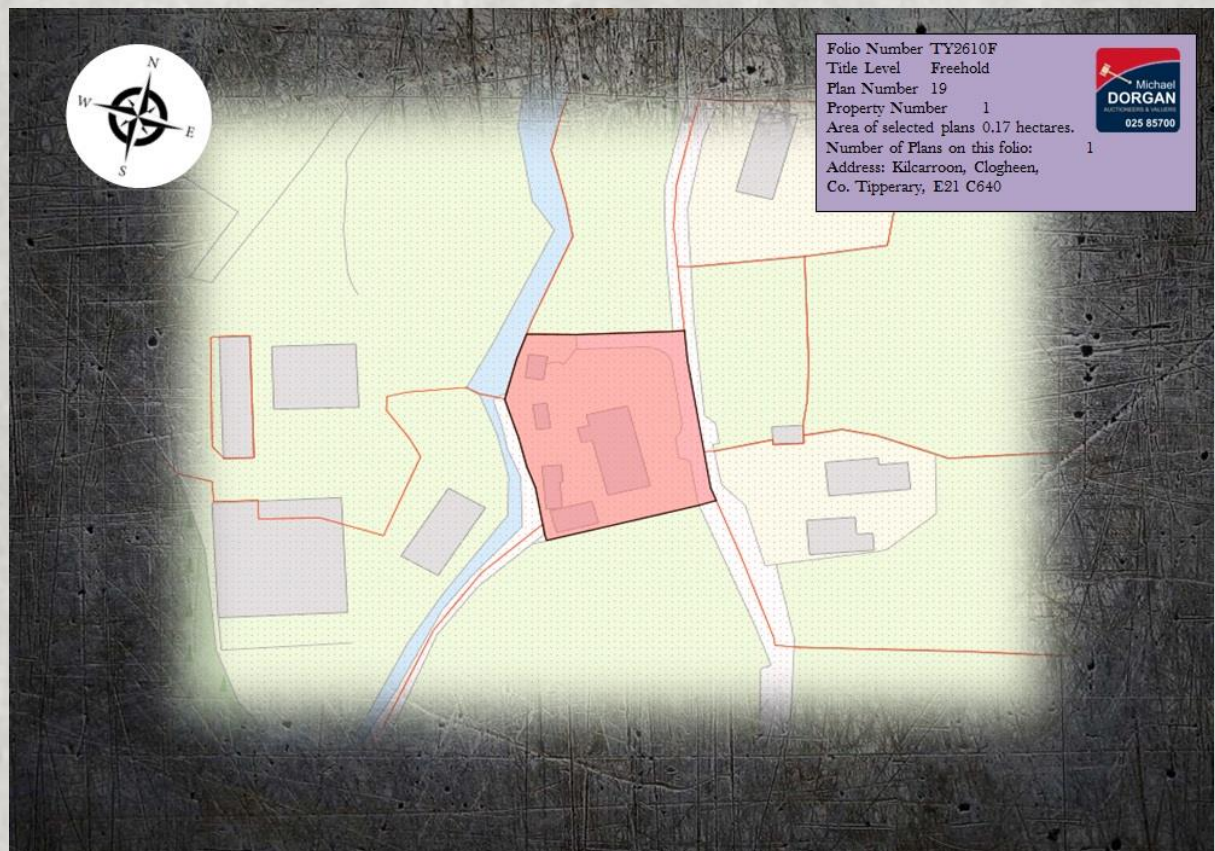
- Carpet.
- Radiator.
- Power points.



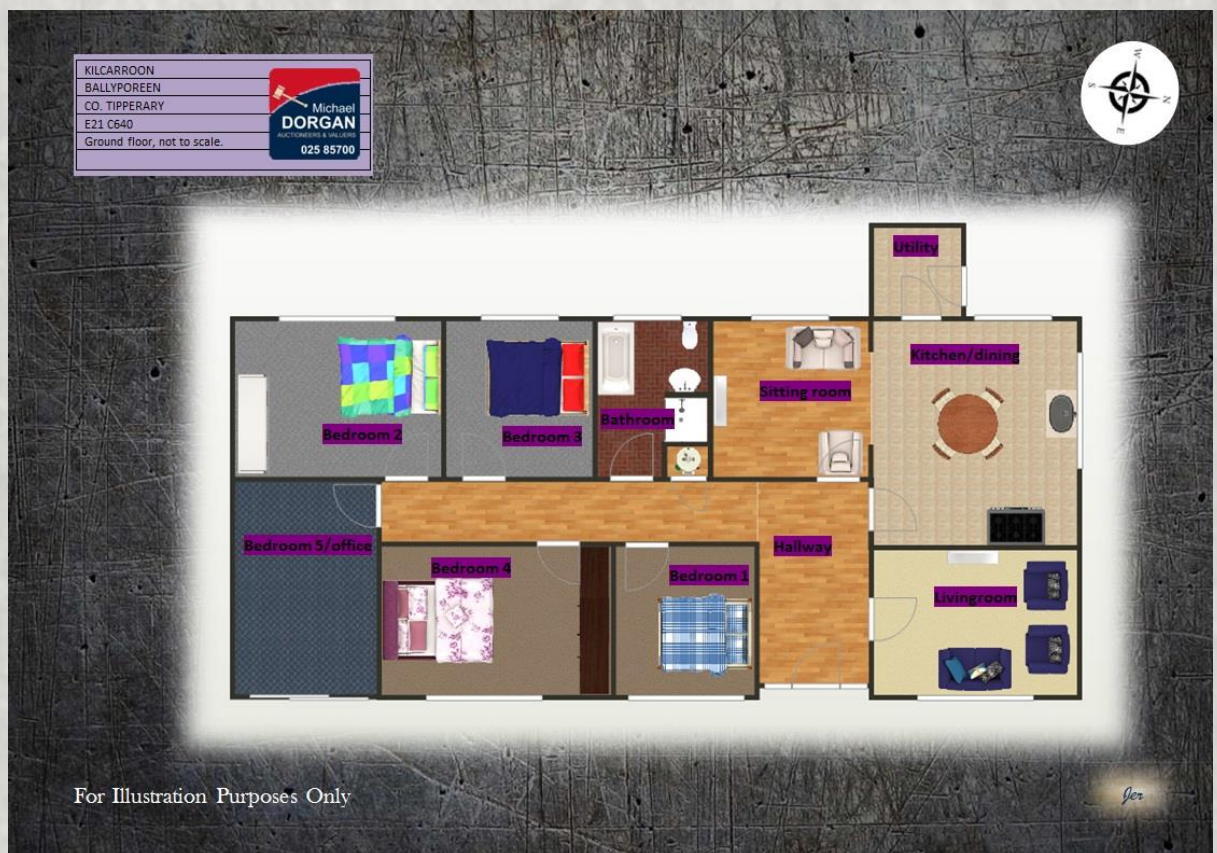
Directions:



Documents:



Floor plans:





For Illustration Purposes Only

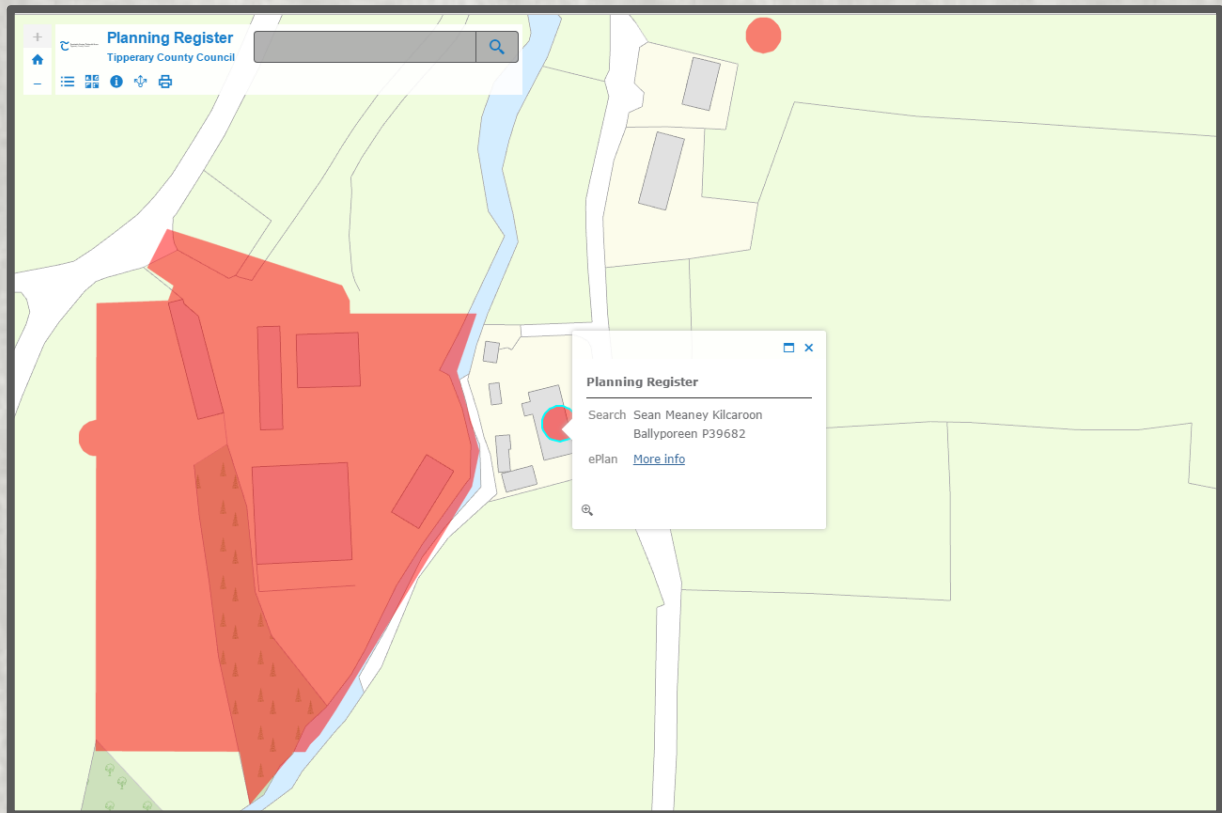
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Planning:



Planning application details ref: P39682 Tipperary County Council

Decision Progress Indicator

100%

Received
05/12/1984

Decision
04/02/1985

Details Applicant Development Comments Decision Appeal

Planning Application: P39682 (Tipperary County Council)

File Number:	P39682	Planning Status:	APPLICATION FINALISED
Application Type:	PERMISSION	Decision Due Date:	04/02/1985
Received Date:	05/12/1984	Invalidated Date:	
Validated Date:	05/12/1984	Further Info Received:	
Further Info Requested:		Extend Date:	
Withdrawn Date:		Decision Date:	07/01/1985
Decision Type:	Conditional	Appeal Date:	
Leave to Appeal:		Submissions By:	
Commenced Date:			

Terms:



Building Energy Rating

BER: Pending

BER No. 109634162

EPI: 358.85Wh/m²/yr.

Full BER Certs & Advisory reports available on request.

Guide: €165,000

This well located property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with agent:

Michael Dorgan Auctioneers & Valuers
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Mitchelstown
Co. Cork

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Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.

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