

For Sale by Private Treaty

Limerick Road

Kildorrery • Co. Cork • P67 X663



2 Houses

3 Bedroom Town House & 2 Bedroom Bungalow

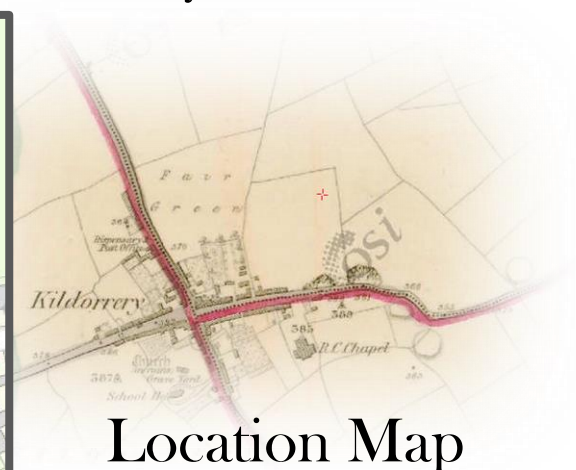
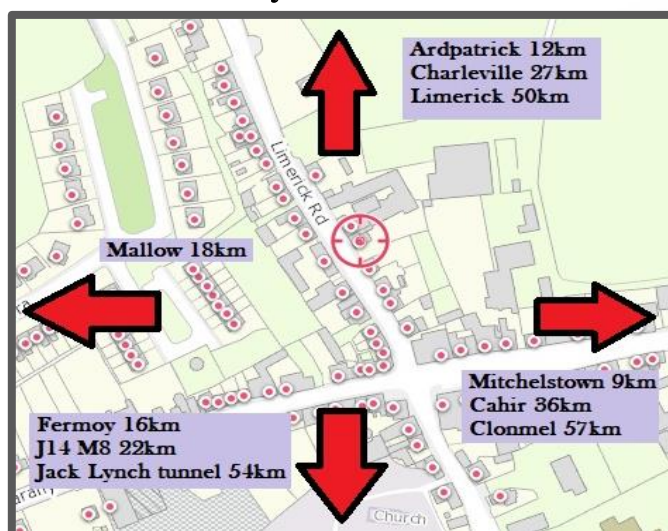
Guide €220,000

Michael Dorgan Auctioneers & Valuers are delighted to present this rare opportunity to purchase two properties on a generous landscaped site in the heart of Kildorrery. 15minutes from the M8 Motorway & 40minutes from the Jack Lynch Tunnel. The properties are presented to the market in pristine condition & offer space, convenience & various avenues for potential & adding further value. Viewing strictly by appointment with sole agent.

Location:



Located on the Limerick Rd, a stones throw from the amenities of Kildorrery, 10minutes from Mitchelstown, 15minutes from Fermoy & Mallow, Limerick & Clonmel are both just over 50km. The M8 Motorway is easily accessed at Junction 14 (15 minutes), with the property just 40minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from the areas scenic countryside & a vibrant community.



Features:



- 2 Properties, (potential rental income), granny flat, studio, surgery etc.
- 2 Bathrooms. Utility.
- Numerous reception rooms.
- Lots of built in storage.
- Generous landscaped gardens.
- Pond & patio area.
- Mature planting. Carport.
- Areas set out in tarmacadam & lawn.
- 2 garden sheds with power.
- Significant off street parking.
- Walking distance of amenities.
- 15 mins from J14 of M8 Motorway.
- 40minutes to the Jack Lynch tunnel.
- Oil fired central heating (2 systems).
- Mains water & sewerage.
- External intercom system.

Accommodation:

Entrance hallway:

1.70m x 0.99m

(8` 7`` x 3` 3``)

- Timber floor



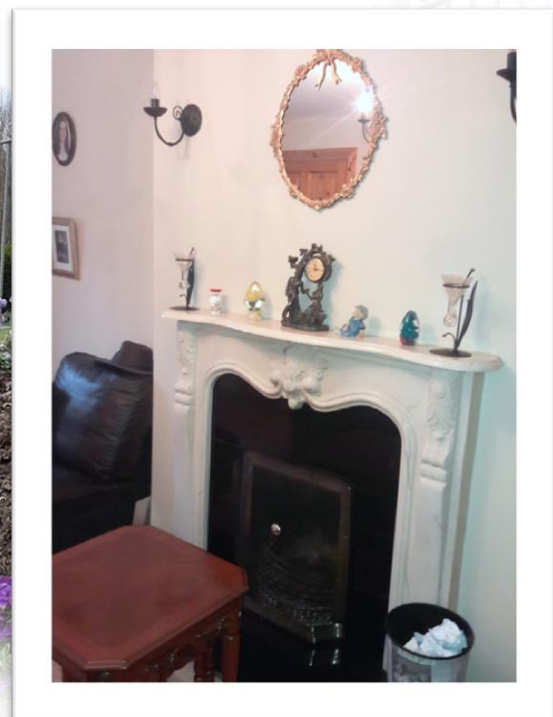
Livingroom:

4.98m x 2.59m

(16` 4`` x 8` 6``)

Feature open fireplace.

- Timber floor.
- Radiator.
- Power points.





Kitchen/Dining:

3.33m x 3.25m

(10' 11" x 10' 8")

Neutral wall & floor units with dark work surfaces & tile back splash.

- Stainless hot/cold sink.
- Plumbed for dishwasher.
- Integrated elec oven.
- Gas hob (bottled).
- Power points.
- Radiator.

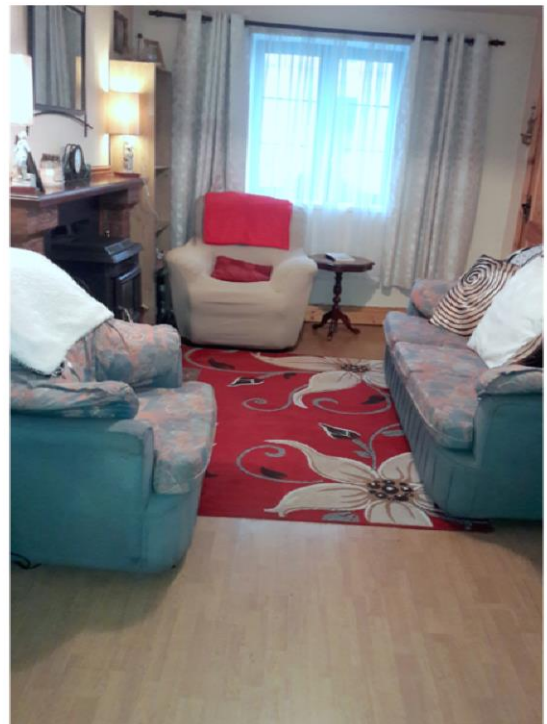


Sitting room:

5.03m x 2.92m

(16' 6" x 9' 7")

- Timber floor.
- Solid fuel stove (Back boiler)
- Power points.
- Television point.



Utility:

3.40m x 2.18m

(11` 2`` x 7` 2``)

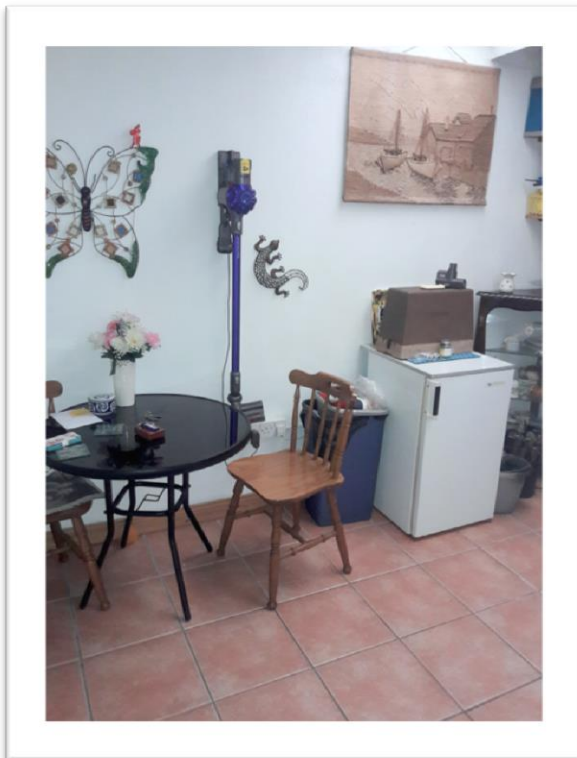
- Ceramic floor tiles.
- Power points.

Back hall:

3.66m x 2.41m

(12` x 7` 11``)

- Ceramic floor tiles.
- Power points.
- Plumbed for utilities.

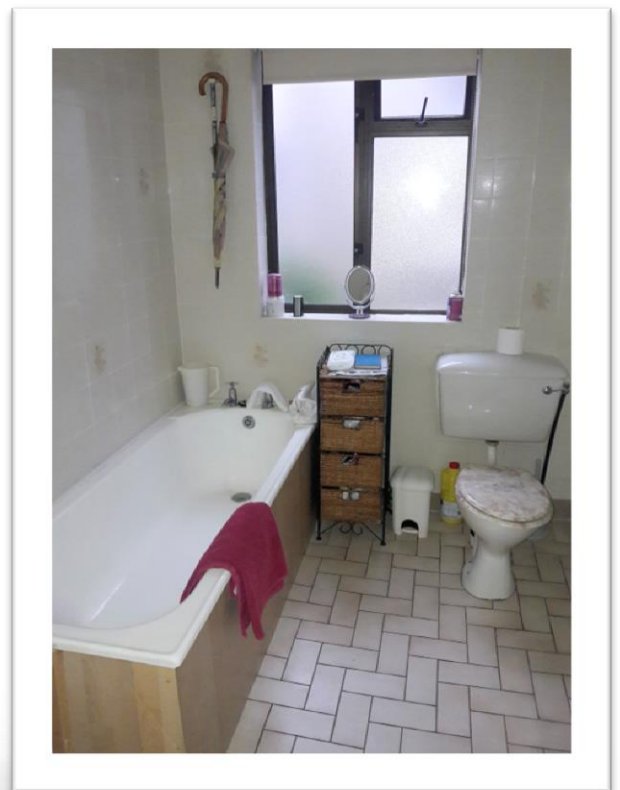


W/C:

2.26m x 1.88 m

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

- WHB & Toilet.
- Bath & Radiator.
- Ceramic floor tiles.



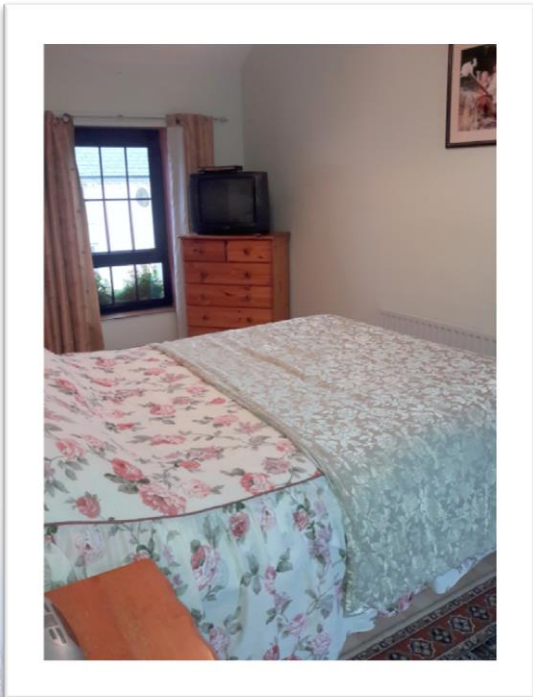
First floor:

Bedroom 1:

5.18m x 2.61m

(17' x 8' 7'')

- Timber floor.
- Power points.
- Radiator.

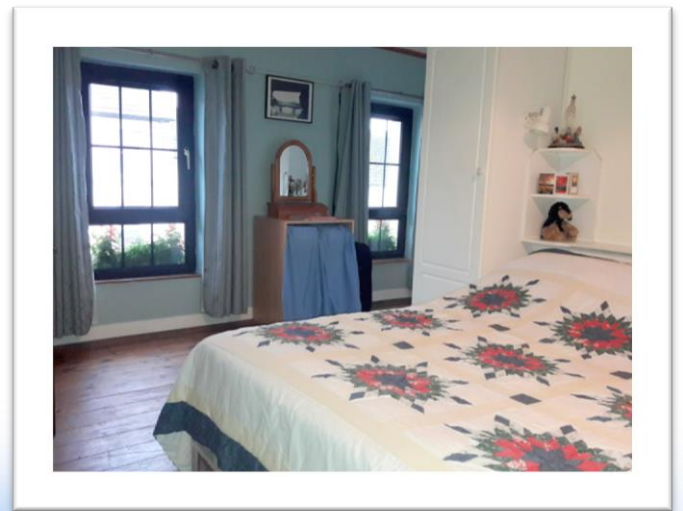


Bedroom 2:

5.16m x 4.04m

(16' 11'' x 13' 3'')

- Built in wardrobe.
- Timber floor.
- Power points.
- Radiator.

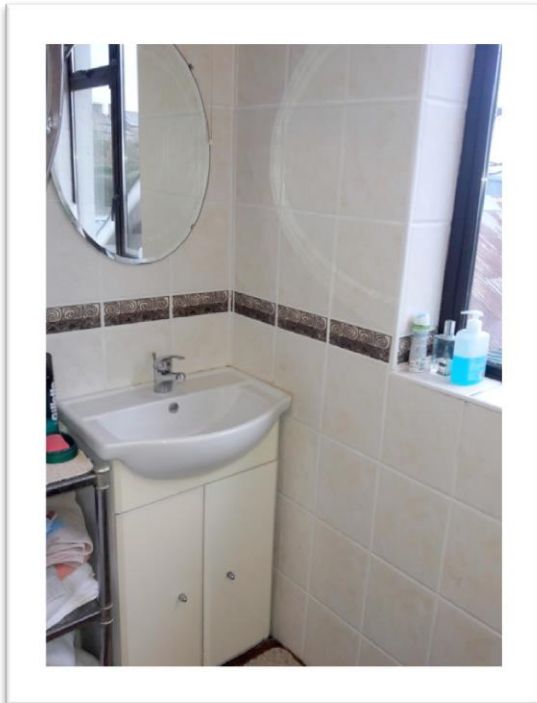


Bathroom:

2.03m x 1.96m

(6` 8` `x 6` 5` `)

- WHB & Toilet.
- Triton elec shower.
- Radiator.

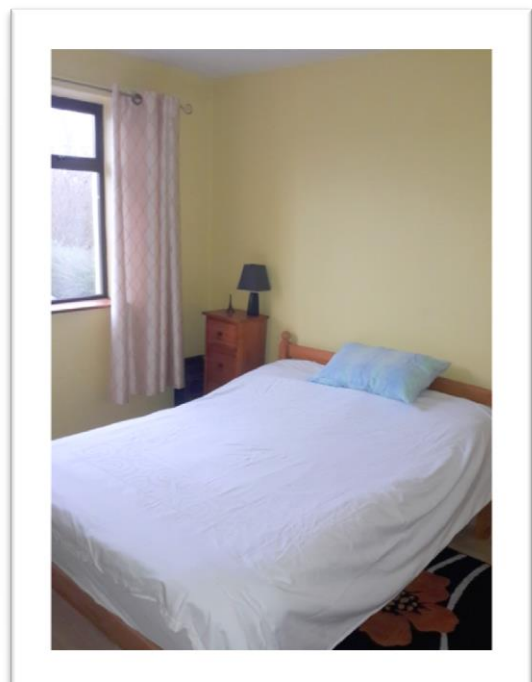


Bedroom 3:

3.35m x 3.15m

(11` x 10` 4` `)

- Timber floor.
- Power points.
- Radiator.



The Bungalow:



Detached self-contained house benefiting from the following features:

- OFCH (Own boiler & tank).
- Mains water & sewerage.
- Access to landscaped garden.
- Off street parking. Own garden shed.
- Own external intercom on gate at road.
- Ideal granny flat/studio/surgery or extra rental income.

Kitchen/Livingroom:

5.36m x 4.39m
(17` 7`` x 14` 5``)



Bedroom 1:

4.57m x 3.12 m
(15` x 10` 3``)

Bedroom 2:

3.15m x 2.95m
(10` 4`` x 9` 8``)

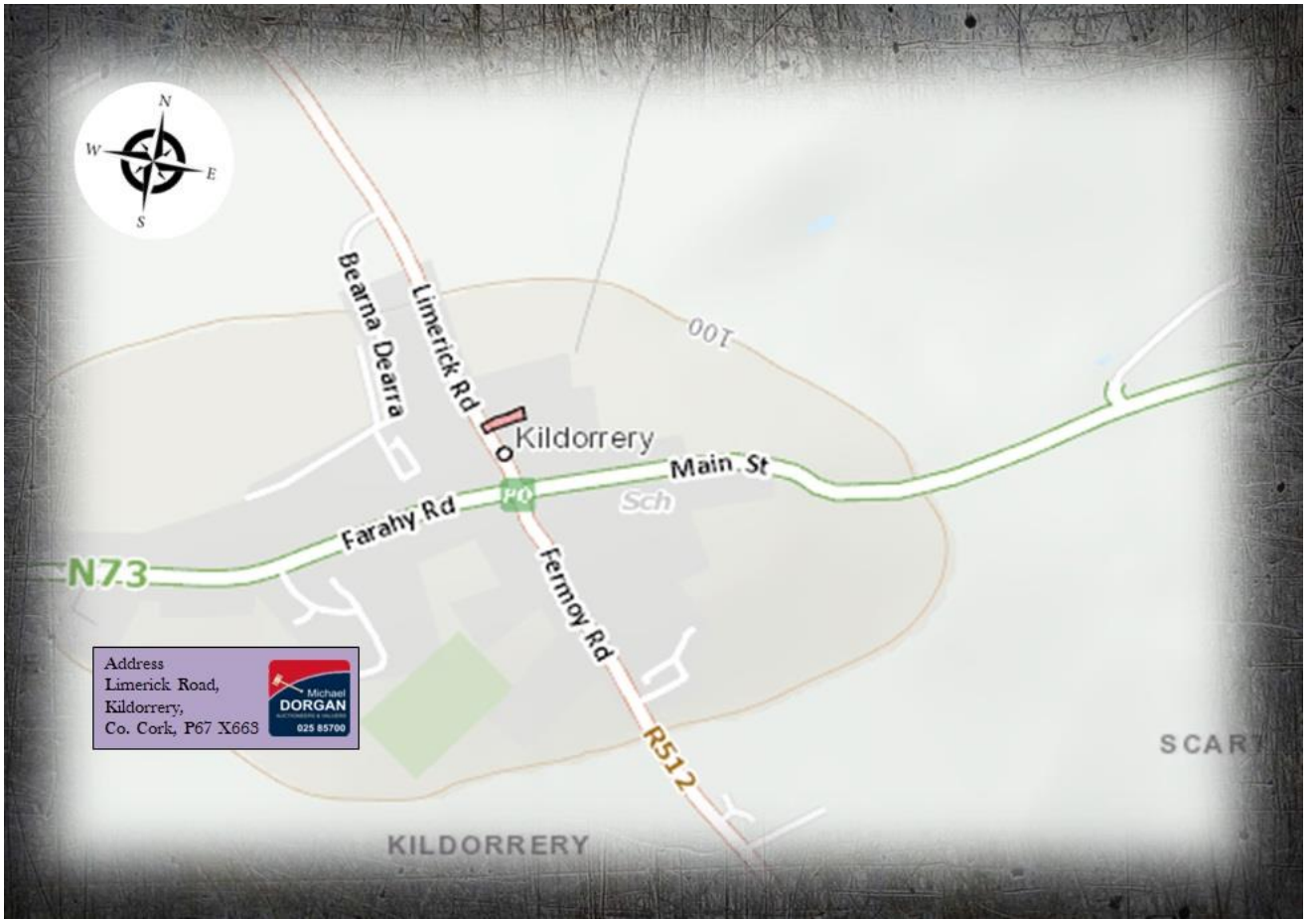
Bathroom:

2.31m x 1.98m
(7` 7`` x 6` 6``)



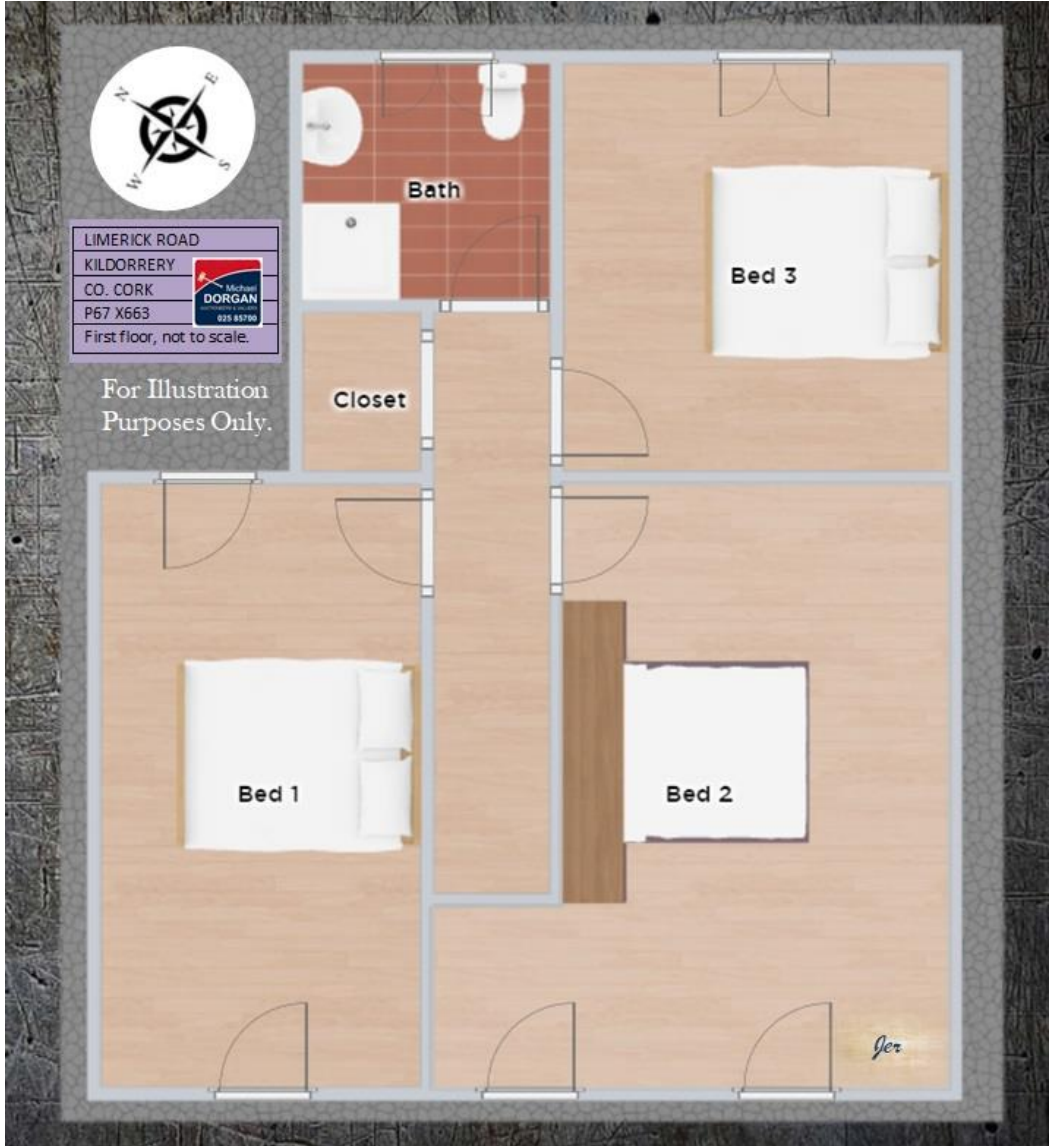
Documents:





Floor plans:







Directions:



The property is located
on Kildorrerys Limerick Rd.

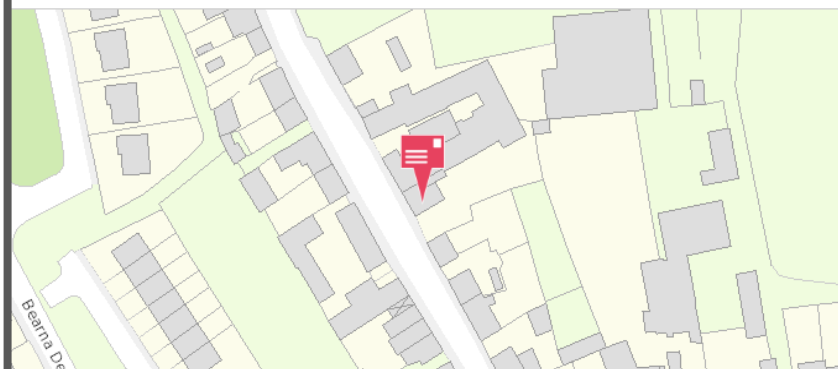
LIMERICK ROAD

KILDORRERY

CO. CORK

P67 X663

[Address Query?](#)



Terms:



Guide: €220,000

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
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700
Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.

Building Energy Rating

BER: Pending

BER No.

EPI: kWh/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 written permission.