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# Ballyshonock

Kildorrery • Co. Cork • P67 KX82

BER C3

*Guide: €265,000*

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PSR Licence  
No: 002337

PSRA  
PROPERTY SERVICES  
REGULATORY AUTHORITY

daft.ie







## Features

### For Sale by Private Treaty

This 4-bedroom Family Home is located just 2.2 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 benefitting from mature trees throughout the site & views of the Ballyhoura Mountains.

- C.1.04-acre site with mature trees & shrubs.
- Septic tank, group water, oil fired central heating.
- Concrete shed to house specifications.
- Steeltech type steel shed.
- Floor area c.1415sqft - 131.45 m<sup>2</sup>
- Double Glazed Windows.
- 10 minutes from Junction 13 of the M8.
- 40 minutes from the Jack Lynch Tunnel.



## Accommodation

Entrance hallway

3.48m x 1.84m

11' 5" x 6"

Timber floor, power points radiators (covers), cornicing & rose, light fitting, recessed lighting, power points.

Livingroom

4.45m x 3.97m

14' 7" x 13' 1"

Granite feature fireplace (open), timber floor, power points, radiator, light fitting & wall lighting, recessed lighting, blinds.

Kitchen/dining

8.23m x 3.42m

27' x 11' 3"

Wall & floor units, dark work surfaces, extractor fan, plumbed for dishwasher, tiled back splash, stainless hot & cold sink, spray tap, vinyl flooring.

Utility

2.40m x 2.04m

7' 11" x 6' 9"

Wall units, counter top, tile back splash, plumbed for utilities, heating boiler, power points, vinyl flooring.

Bedroom 1

3.80m x 3.44m

12' 6" x 11' 3"

Timber floor, power points, radiator, cornicing & rose.

Ensuite

2.52m x 1.8m

8' 3" x 3' 7"

Whb & toilet, electric shower, tiled around shower, floor tiles, radiator.

Bedroom 2

3.79m x 3.19m

12' 5" x 10' 6"

Timber floor, power points, radiator, cornicing.

Bedroom 3

3.33m x 3.17m

10' 11" x 10' 5"

Timber floor, power points, radiator, cornicing.

Bedroom 4

3.17m x 3.09m

10' 5" x 10' 2"

Timber floor, power points, radiator (cover), cornicing.

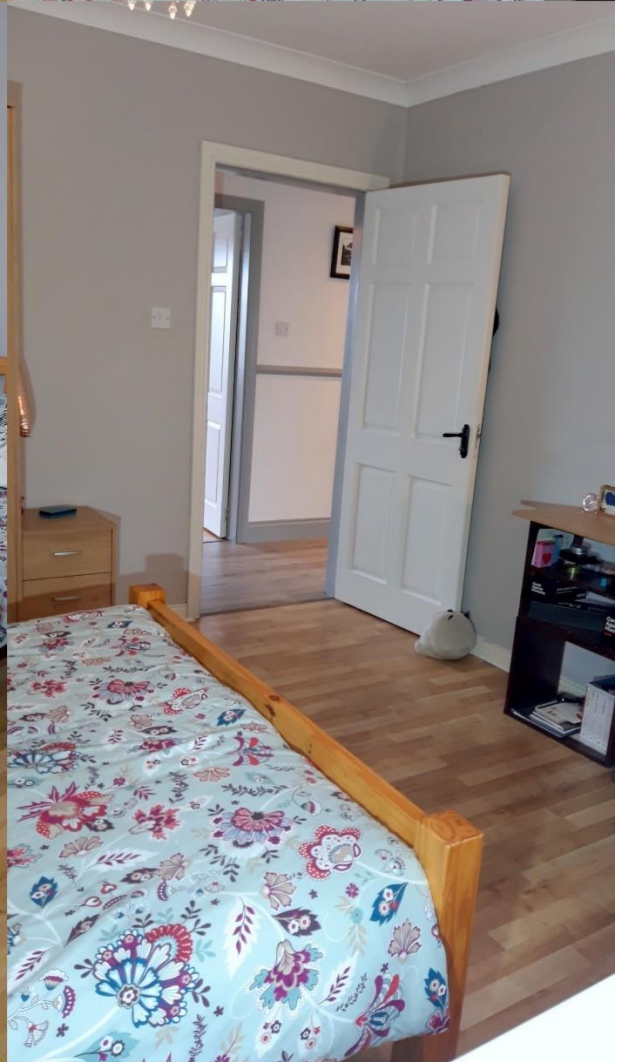
Bathroom

3.46m x 2.09m

11' 4" x 6' 10"

Vanity unit with built in storage, toilet, electric shower, tiled around shower, floor tiles, radiator, shaving light.







# Building Energy Rating

BER/DEC

Address

BALLYSHONACK  
KILDORRERY  
CO. CORK

Date Of Issue

28-07-2020

Type Of Rating

Existing Dwelling

Date Valid Until

28-07-2030

DEAP Version

4.0.0

Building Energy Rating

C3 216.59 (kWh/m<sup>2</sup>/yr)

BER/DEC Number

113180517

CO2 Emissions Indicator

55.8 (kgCO<sub>2</sub>/m<sup>2</sup>/yr)

MPRN

10007448773

Dwelling Details

Dwelling Type:

Detached house

Floor Area:

131.45 (m<sup>2</sup>)

Main Space Heating Fuel:

Oil

No. of Storeys:

1

Wall Type:

Masonry

Main Space Heating Efficiency:

79%

Year of Construction:

1999

Glazing Type:

Double Glazing

Main Water Heating Fuel:

Oil

Main Water Heating Efficiency:

79%

# Directions

BALLYSHONACK

KILDORRERY

CO. CORK

P67 KX82

Eircode found

Address Query?

# Site

Property Details

> Back

Folio Number

CK91720F

Title Level

Freehold

Plan Number

A1YWT

Property Number

1

Area of selected plans

0.42 hectares.

Number of Plans on this folio:

1

Address

Ballyshonack, Kildorrery,  
Co. Cork, P67 KX82

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Create Alert

\*PPRA Boundaries and Plan Area are not conclusive. See Section 6.2(1) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

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Viewing

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Strictly by appointment with sole agent.

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