

12 Ard Na Gréine

Cloonlough • Mitchelstown • Co. Cork



Recently Completed-Three Storey, 3 bedroom Semi-detached house. C.1044sqft Guide: €165,000

Michael Dorgan Auctioneers are Valuers are delighted to present this immaculate 3 bedroom family home to the market. Situated in the recent Ard Na Gréine development a short walk from the amenities of Mitchelstown town centre on the foothills of the Galtee Mountains. A short commute from Cork, Limerick & Clonmel. Viewing comes highly recommended & strictly by appointment with joint agents.

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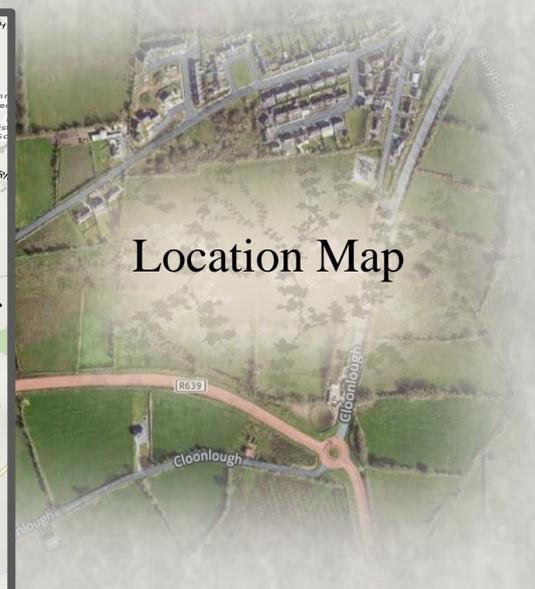
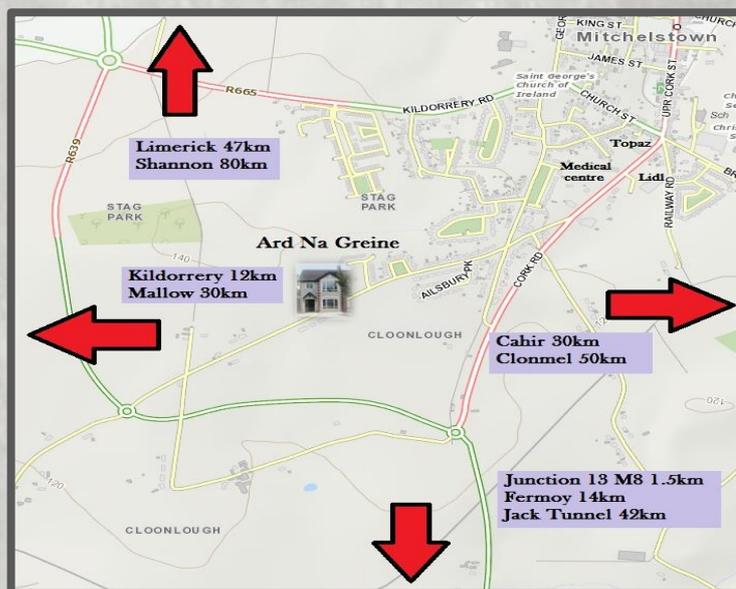
www.daft.ie
www.myhome.ie



Location:



Located just off the Cork Rd nestled among more mature residential settlements & 5 minutes walk from Mitchelstown town centre with its wealth of amenities, Living Health Clinic, schools & shops. This property is just 1.5km from Junction 13 of the M8 Motorway & just 30minutes from the Jack Lynch tunnel.



Location Map

Features:

Benefiting from its location on the fringes of the town with a generous garden & access to a substantial communal green area. The property can also boast the following:



- Areas are set out in Lawn & concrete.
- Mains Water, Gas & Sewerage.
- Gas fired central heating system.
- Hardwood front door.
- PVC double glazed windows.
- Ground floor guest W/C.
- Generous reception areas.
- 1.5km from The M8 Motorway.
- 30minutes from the Jack Lynch tunnel.

Accommodation:

(Ground Floor)

Entrance Hall:

2.01 x 0.99

(6' 7" x 3' 3")

- Laminate timber floor.
- Power point.
- Radiator.

WC:

1.50 x 1.19

(4' 11" x 3' 11")

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



Utility:

3.02 x 1.60

(9' 11" x 5' 3")

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



Kitchen/dining room:

3.96 x 3.10

(13` x 10` 2` `)

Neutral wall & floor kitchen units with dark work surfaces.

- Ceramic floor tiles.
- Tile back splash.
- Integrated oven/hob.
- Plumbed for appliances.
- Extractor fan.
- Radiators, power points.
- Patio door onto garden.



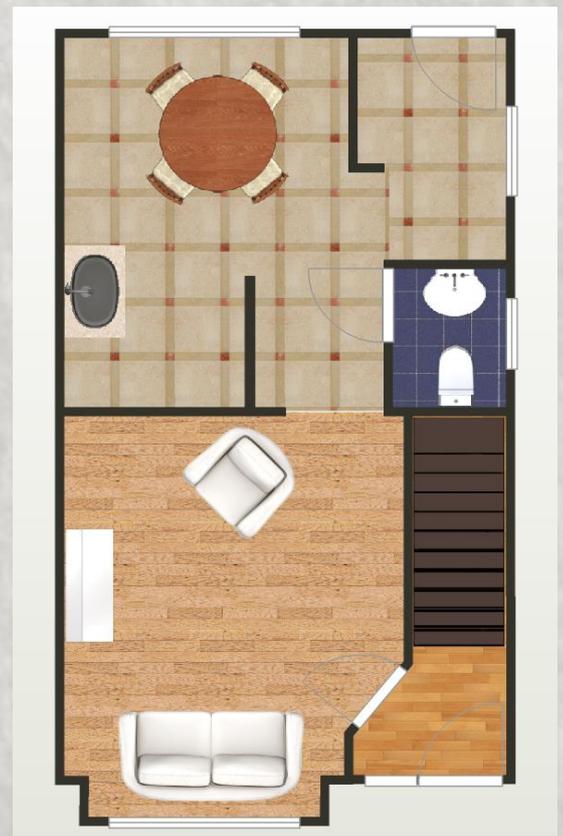


Livingroom:

4.27 x 3.81

(14' x 12' 6'')

- Laminate timber floor.
- Open fireplace
- Power points.
- Bay window.
- Radiator.



(First Floor)

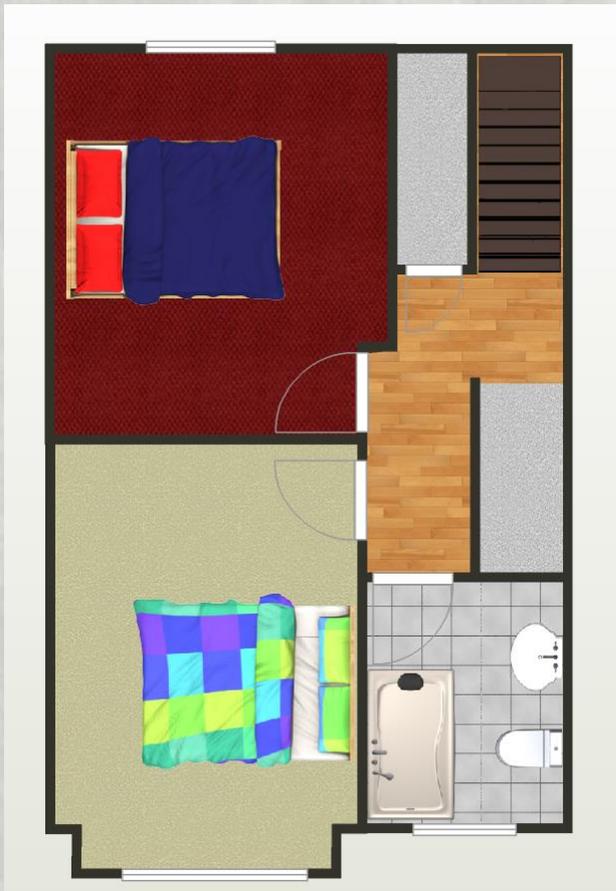
Bedroom 1:

3.20 x 2.68

(12` 6`` x 9` 1``)

Laminate timber floor.

- Quality carpet.
- Power points.
- Radiator.



Bedroom 2:

3.81 x 2.77

(12` 6`` x 9` 8``)

- Quality carpet.
- Power points.
- Radiator.

Bathroom:

2.41 x 1.93

(7` 11`` x 6` 4``)

- Ceramic floor tiles.
- Tiled to border.
- WHB & Toilet.
- Radiator.
- Bath.



(Second Floor)

Bedroom 3:

3.27 x 3.74

(10` 9`` x 12` 3``)

- Quality carpet.
- Power points.
- Radiator.

Ensuite bathroom:

1.81 x 1.75

(5` 11`` x 5` 9``)

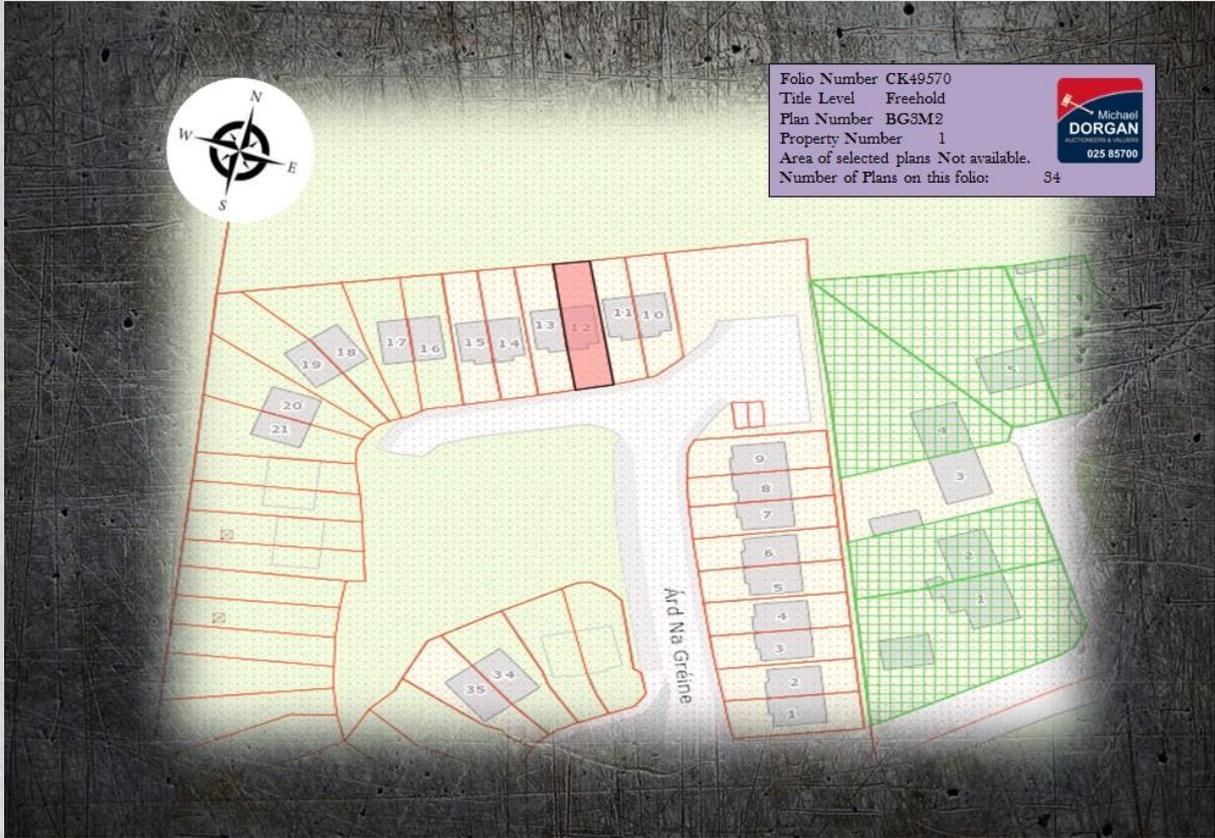
- Ceramic floor tiles.
- WHB & Toilet.
- Shower.
- Radiator.



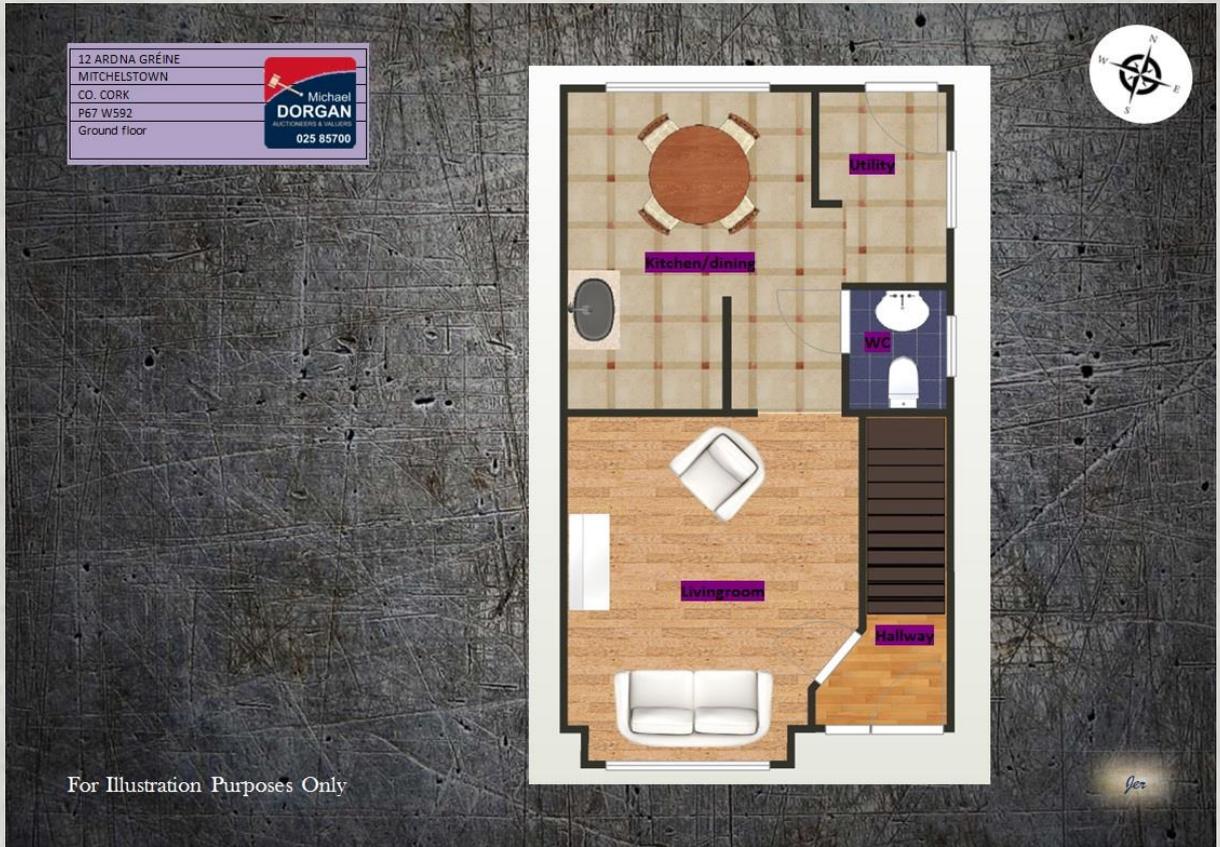
Directions:



Documents:



Floor Plans:



12 ARDNA GRÉINE
MITCHELSTOWN
CO. CORK
P67 W592
Second floor



For Illustration Purposes Only

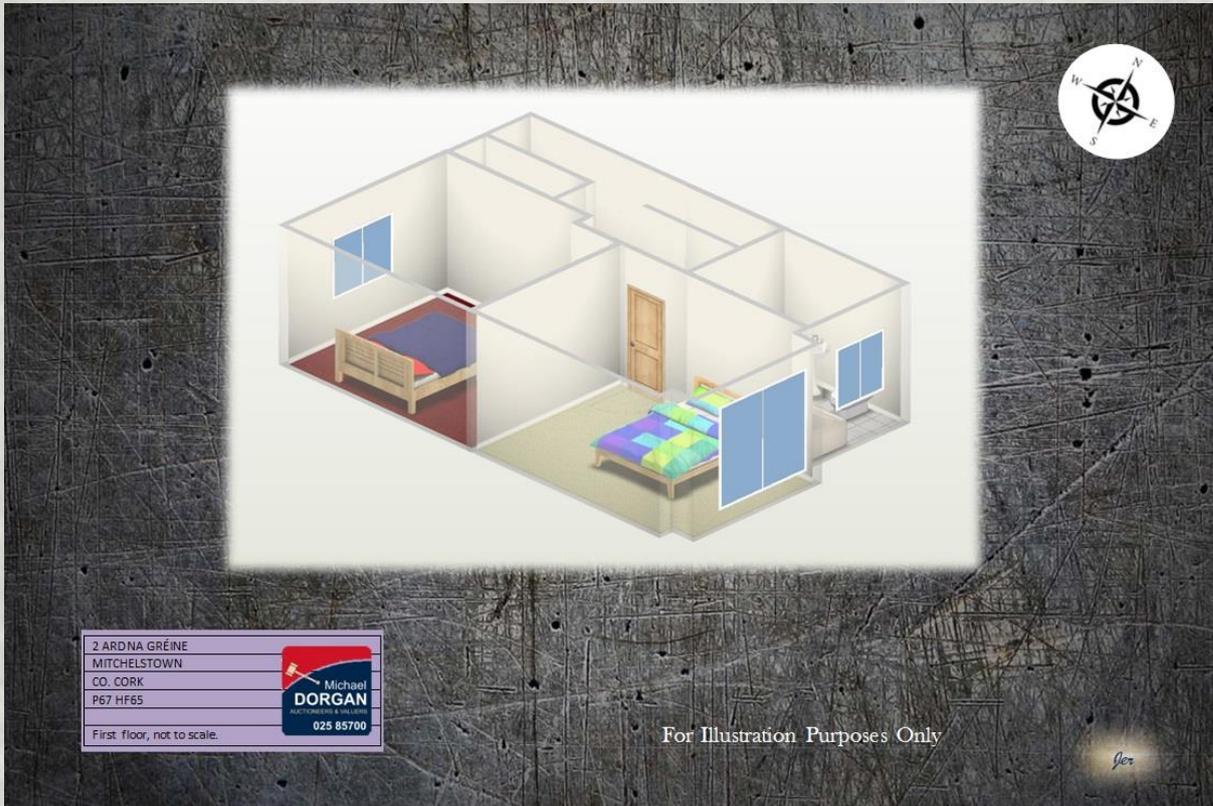


12 ARDNA GRÉINE
MITCHELSTOWN
CO. CORK
P67 W592
Ground floor, not to scale.



For Illustration Purposes Only

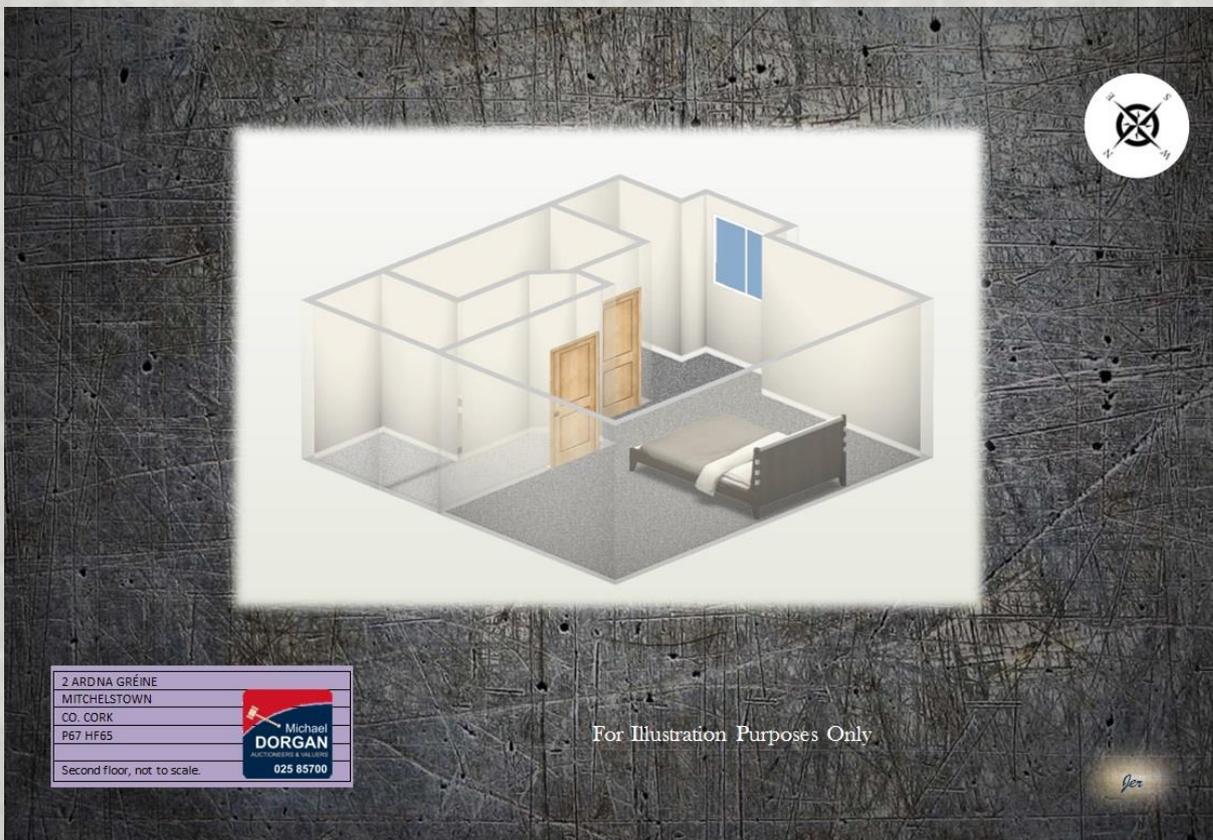
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| 2 ARDNA GRÉINE |  |
| MITCHELSTOWN | |
| CO. CORK | |
| P67 HF65 | |
| First floor, not to scale. | |

For Illustration Purposes Only

Joe



| | |
|-----------------------------|---|
| 2 ARDNA GRÉINE |  |
| MITCHELSTOWN | |
| CO. CORK | |
| P67 HF65 | |
| Second floor, not to scale. | |

For Illustration Purposes Only

Joe

Terms:

Building Energy Rating

BER: Pending

BER No.

EPI: Wh/m²/yr.

Full BER Certs & Advisory reports available on request.

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Guide: €165,000

Michael Dorgan Auctioneers & Valuers have the pleasure of offering this property to market via joint sole agency with our colleague Hugh McPhillips Of:

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Viewing: Strictly by Appointment only.



Terms of sale are available & to be negotiated on application with agents.