

**FOR SALE BY PRIVATE TREATY**

## **Ardrum, Inniscarra, Cork.**

**Cottage on c.2.5 Acres, Can be sold in 1 or more lots**



### **Suggested Lots**

**Lot 1. The Entire, The Cottage on c.2.5 Acres. Lot 2. Cottage on c. 1 Acre.**

**Lot 3. Remaining lands on c.1.5 Acre**

A single storey 1 bedroom cottage situated on c.2.5 acre in a beautiful countryside setting with stunning views to Inniscarra Dam and benefiting from extensive road frontage onto 2 roads. The property represents an excellent opportunity to further develop the existing property.

Located on the Cork- Coachford Road within minutes drive of Ballincollig (3.5 miles) and Cork City (8 miles). Cloghroe with its church, school, shop and post office, the Inniscarra Community Centre with its 45 acres of sporting and playing pitches and the water sports centre of Inniscarra Lake are all within easy access to the property.

**Accommodation:**

<b>Hallway</b>	4øö x 12ø 1.3 M x 3.66 M Fitted Carpet, Fitted Blind, Phone Point
<b>Living Room</b>	11ø7ö x 9øö, 3.53 M x 2.95 M Fitted Carpet, Fitted Blind & Curtain
<b>Kitchen</b>	7ø7ö x 18ö, 2.3M x 5.5 M Fitted Linoleum, Fitted Kitchen units at workshop level. Plumbed for appliances
<b>BED 1</b>	15ø3ö x 11ø8ö, 4.64 M x 3.54 M Fitted Linoleum, Fitted Blind & Curtains. Triton Shower
<b>En-suite</b>	Fully tiled suite, w.c , whb
<b>BER</b>	BER: G BER Number: 108194416
<b>WATER</b>	MAINS
<b>SEWAGE</b>	SEPTIC TANK
<b>ELECTRICITY</b>	MAINS
<b>TELEPHONE</b>	MAINS
<b>HEATING</b>	OIL FIRED CENTRAL HEATING
<b>DIRECTIONS</b>	From Cork City, travel out the Carrigrohane straight and take the road R618 signposted for Coachford passing The Anglers Restø and Inniscarra Bar. From the Inniscarra Bar continue on for 2 miles and the entrance to the property is on the right hand side with the joint agents sign displayed.
<b>TITLE</b>	Freehold

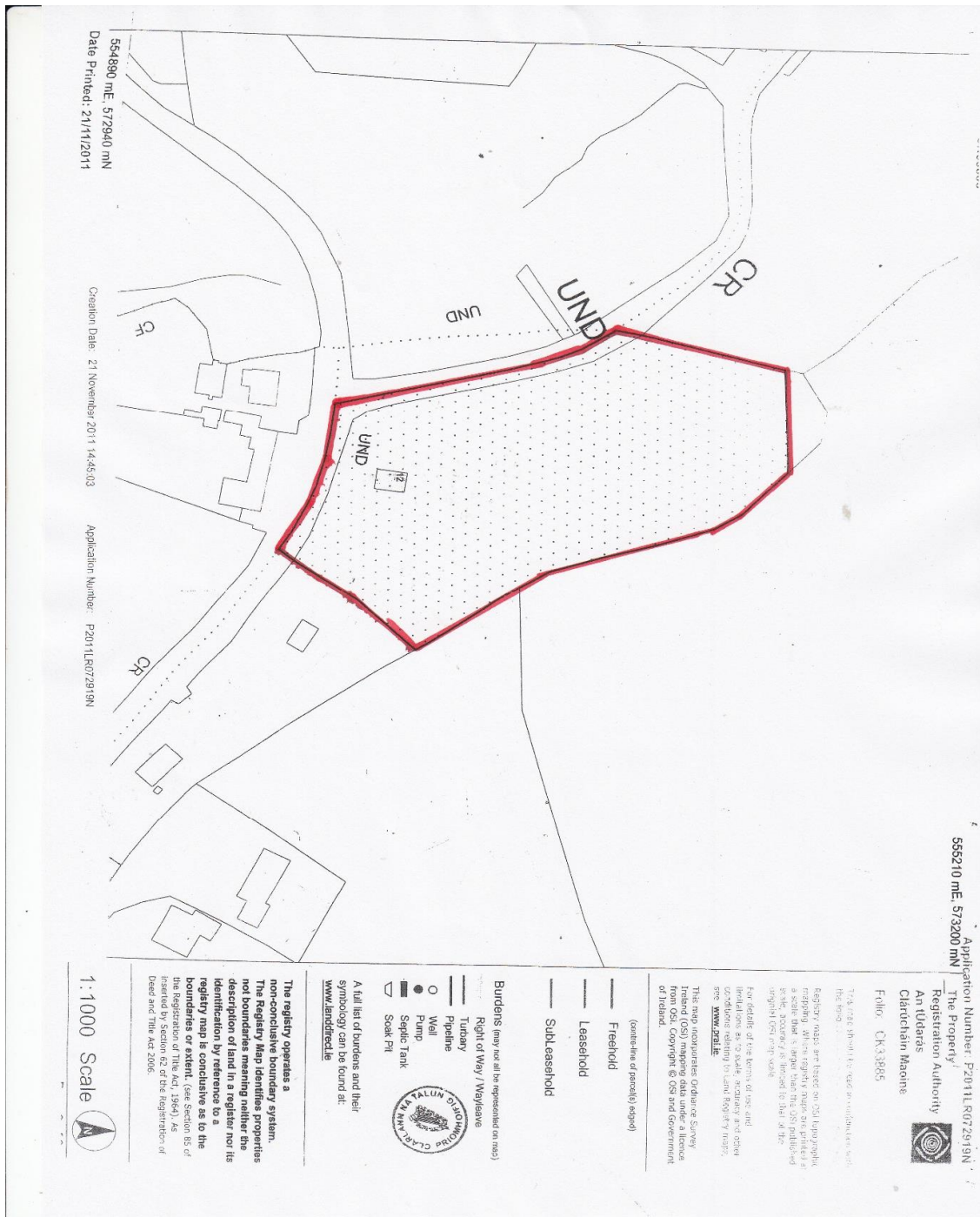
**PRICE**

Lot 1: Entire, Cottage on c.2.5 acres þ365,000

Lot 2: Cottage on c.1 acre þ245,000

Lot 3: Remaining lands onc.1.5 Acres þ120,000

**SOLICITORS**Henry O'Sullivan, PJ O Driscoll & Sons, 73 South Mall, Cork.  
Sean F Durcan, Michael Powell Solicitors, 5 Lapps Quay, Cork.**AGENT**Contact: Robert O'Keefe, [robert@irishandeuropean.ie](mailto:robert@irishandeuropean.ie) , 086  
2469204**JOINT AGENT**Joint Agent: Norma Healy, Sherry Fitzgerald, Lapps Quay, Cork  
021 4773041E-mail: [norma.healy@sherryfitz.ie](mailto:norma.healy@sherryfitz.ie)



Application Number: P2011LR072919N  
 554890 ME 573200 MN

The Property  
 Registration Authority  
 An tUdaráis  
 Cláracháin Maóne

Folio: CK33885

This map is based on the Ordnance Survey map of the area and is not a substitute for a site visit.

For details of the terms of use and conditions relating to Land Registry maps, see [www.landireg.ie](http://www.landireg.ie)

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

- (centre line of road(s) shown)
- Freehold
- Leasehold
- Subleasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbine
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



A full list of burdens and their symbology can be found at [www.landireg.ie](http://www.landireg.ie)

The registry operates a non-competitive boundary system. The Registry Map identifies properties and boundaries as they appear in the description of land in a register and its identification by reference to a register map is conclusive as to the boundaries or extent. (See Section 85 of the Registration Act, 1964) as inserted by Section 82 of the Registration of Deeds and Title Act 2006.

1:1000 Scale



554890 ME 573200 MN  
 Date Printed: 21/11/2011

Creation Date: 21 November 2011 14:45:03

Application Number: P2011LR072919N

**DISCLAIMER:** Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.

**DISCLAIMER:** Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.

**DISCLAIMER:** Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.