



Keeloges

myhome.ie

property.ie

daft.ie

Galbally • Co. Limerick • E34 YR62



Guide: €325,000

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork

www.michaeldorgan.ie

Tel: 025 85 700 Fax: 025 85 708 Email: info@michaeldorgan.ie



PSR Licence
No: 002337





Features

For Sale by Private Treaty

- Substantial 4-bedroom detached house.
- Generous room sizes.
- Circa. 263.74m² / c.2,839sqft
- Substantial garage. Large Garden.
- OFCH. Water. Sewerage treatment unit.
- Jack Lynch Tunnel 60kms/45mins.
- Central to all local amenities.
- Walled & gated site.
- Mountain views.



Accommodation

Ground floor

Draft Lobby

2.38m x 1.48m
7'9" x 4'10"

Floor tiles, leaded glass doors with fanlight.

Entrance hallway

5.92m x 2.39m
19'5" x 7'10"

Floor tiles, cornicing & rose, power points, radiator, feature staircase, leaded glass doors.

Livingroom

5.09m x 4.76m
16'8" x 15'7"

Floor tiles, marble feature open fire place, cornicing & rose, power points, radiator, leaded glass doors.

Sunroom

4.76m x 4.46m
15'7" x 14'8"

Floor tiles, vaulted panelled ceiling, velux type roof windows, radiators, power points, recessed lighting, french doors onto garden.

Kitchen/ Dining room

5.43m x 3.93m
22'9" x 21'3"

Wall & floor units, granite work surfaces, hot/cold stainless sink, integrated fridge/dishwasher, integrated elec oven & hob, extractor fan, radiator, power points, floor tiles, brick feature fireplace & rustic mantle beam, solid fuel stove.

Utility

3.58m x 3.25m
11'9" x 10'8"

Floor tiles, wall & floor units, stainless hot/cold sick, plumbed for utilities, power points, radiator.

Back Hallway

5.17m x 1.09m
16'11" x 3'7"

Floor tiles, radiator, power points.

W/C

1.91m x 1.46m
6'3" x 4'9"

Floor tiles, tiled floor to ceiling, whb & toilet, radiator,

Reception room/ ground floor bedroom.

4.76m x 4.46m
15'7" x 14'8"

Floor tiles, cornicing & rose, power points, radiator.

First floor

Master Bedroom

6.71m x 4.23m
22'7" x 13'11"

Quality Carpet, power points, radiators.

Ensuite

4.19m x 2.70m
13'9" x 8'11"

WHB & toilet, radiator, floor tiles, tiled floor to ceiling, recessed lighting, bathtub, separate shower.

Bedroom 2

4.44m x 4.39m
14'7" x 14'4"

Quality carpet, power points, radiator, built in wardrobe.

Bedroom 3

4.40m x 4.24m
14'5" x 13'11"

Quality carpet, power points, radiator, built in wardrobe.

Shared Ensuite (bed 2 & 3)

2.38m x 1.65m
7'9" x 5'5"

Whb & toilet, radiator, Solid timber floor, tiled around shower, elec shower.

Bedroom 4

4.46m x 4.46m
14'7" x 14'7"

Quality carpet, power points, radiator, built in wardrobe.

Ensuite

2.72m x 1.7m
8'11" x 5'8"

WHB & toilet, radiator, floor tiles, shower.





Building Energy Rating

BER/DEC

Address

KEYLOGUES,,
GALBALLY
CO. LIMERICK

Date Of Issue

08-06-2018

Type Of Rating

Existing Dwelling

Building Energy Rating

B1 92.59 (kWh/m²/yr)

Date Valid Until

08-06-2028

DEAP Version

3.2.1

CO2 Emissions Indicator

22.67 (kgCO₂/m²/yr)

BER/DEC Number

111166195

MPRN

10303648065

Download Advisory Report

Dwelling Details

Dwelling Type:

Detached house

Floor Area:

263.74 (m²)

Main Space Heating Fuel:

Oil

No. of Storeys:

2

Wall Type:

Masonry

Main Space Heating Efficiency:

92.6%

Year of Construction:

2007

Glazing Type:

Double Glazing

Main Water Heating Fuel:

Oil

% Low Energy Lighting:

23%

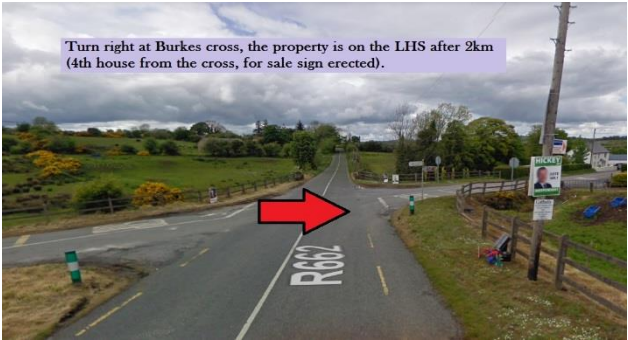
Main Water Heating Efficiency:

92.6%

Site



Directions



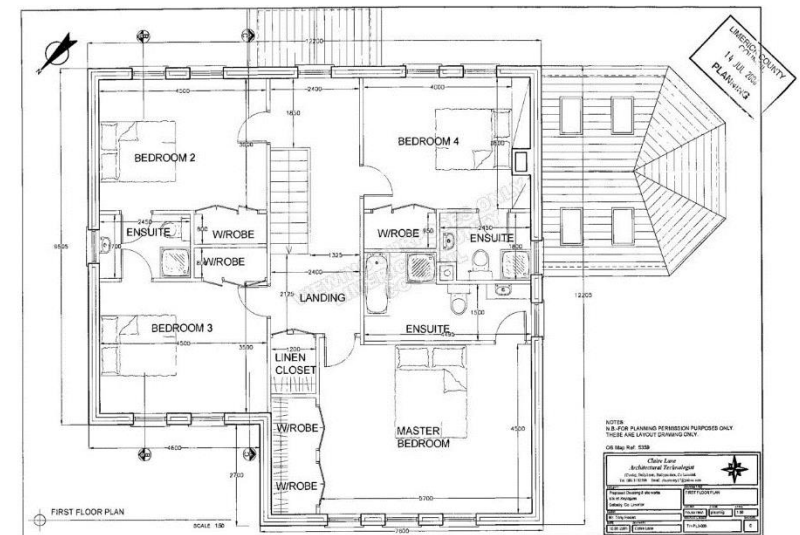
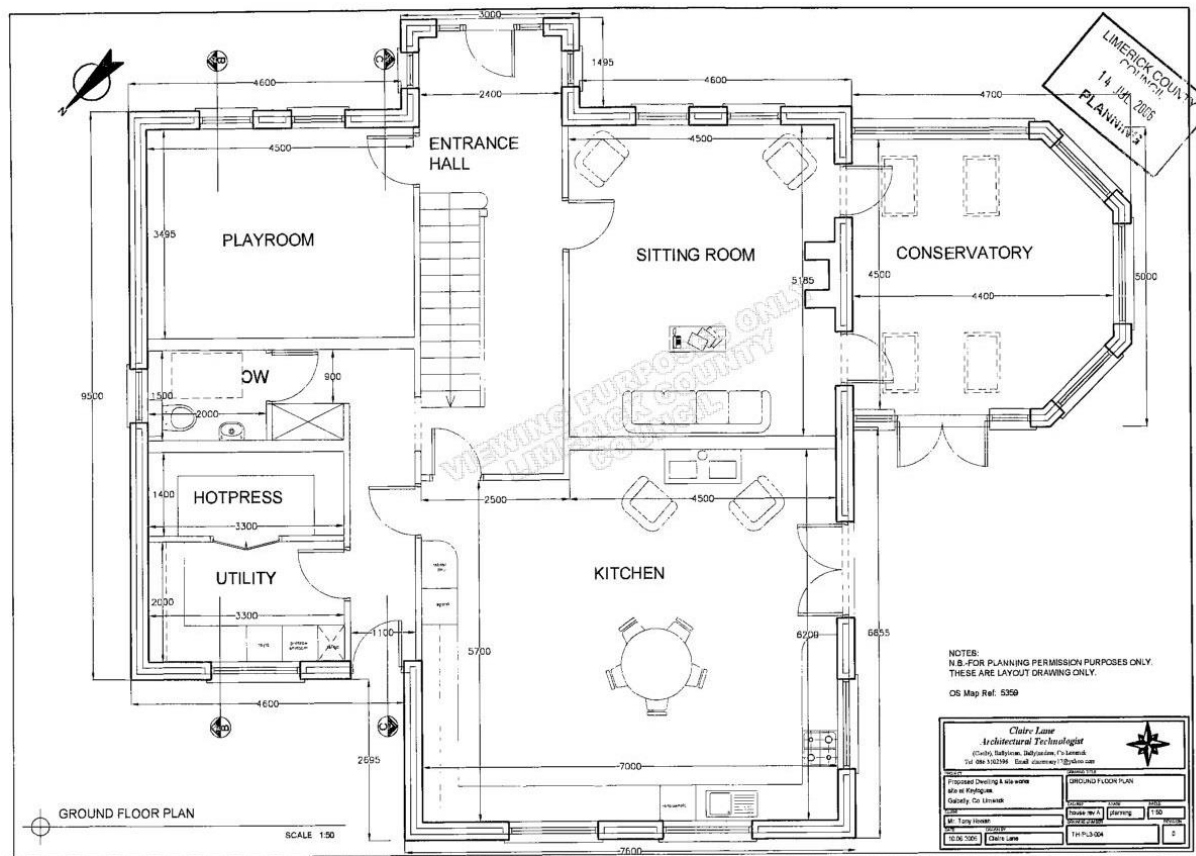
KEELOGES
GALBALLY
CO. LIMERICK

E34 YR62

Eircode found

Address Query ?





NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floor plans, measurements are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as statement of fact.

Viewing

Strictly by appointment with sole agent.

www.michaeldorgan.ie



Michael Dorgan Auctioneers & Valuers

Baldwin Street,
Mitchelstown,
Co. Cork
info@michaeldorgan.ie
+353 (0)25 85 700

Important Notice: 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. (subject to contract/contract denied).

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 permission

N.B Light fittings will not be part of sale.

