

# Farrahy Road

Kildorrery • Co. Cork



## Recently Refurbished 3 Bedroom House

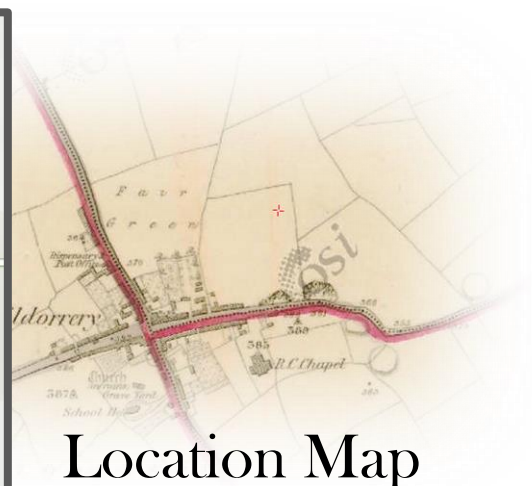
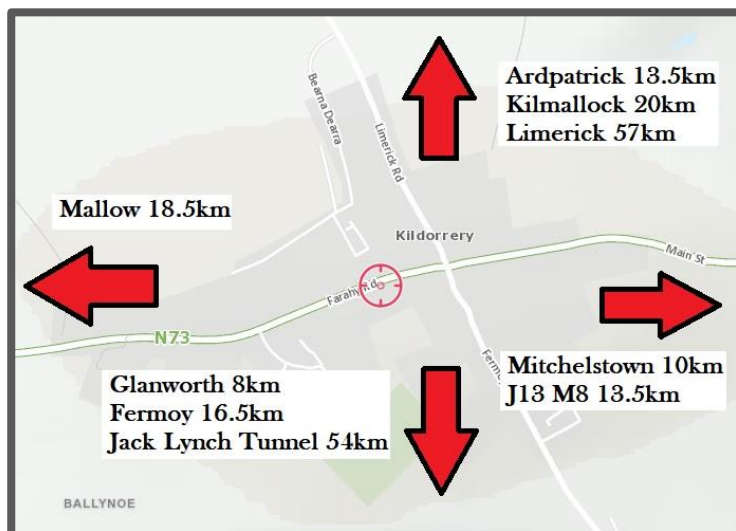
**Guide €95,000**

Michael Dorgan Auctioneers & Valuers are delighted to present this rare opportunity to purchase a recently refurbished house within walking distance of amenities. Located on Kildorrerys Main Street, 15minutes from the M8 Motorway & 40minutes from the Jack Lynch Tunnel. Boasting 3 large bedrooms, including one on the ground floor with W/C. Small rear concrete yard. The property offers value & benefits from recent refurbishment. Viewing is highly recommended & strictly by appointment with sole agent.

## *Location:*



Located on the Main Street, a stones throw from the villages amenities, 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.



Location Map



## Features:



- Two W/C's. Three bedrooms
- Low maintenance rear yard.
- Walking distance of amenities.
- 15 mins from J14 of M8 Motorway.
- 40minutes to the Jack Lynch Tunnel.
- Mains water & sewerage.
- Oil fired central heating, solid fuel stove.
- PVC double glazed windows & doors.

# Accommodation:

## Livingroom/dining:

4.19m x 3.15m

(13' 9" x 10' 4")

Solid fuel stove with feature brick fireplace & rustic mantel beam.

- Timber floor.
- Power points.
- Staircase.
- Radiator.



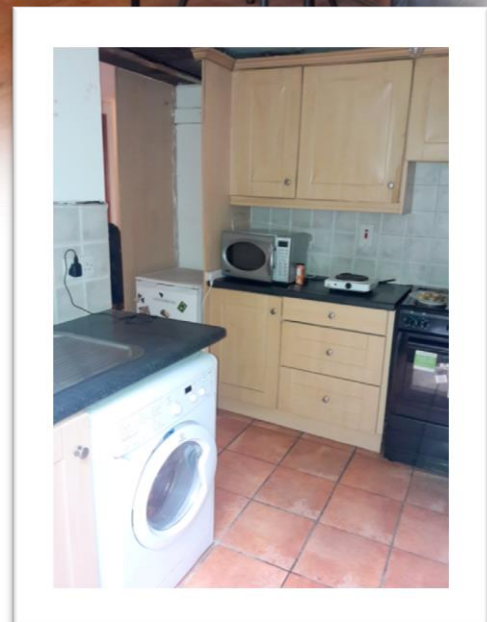
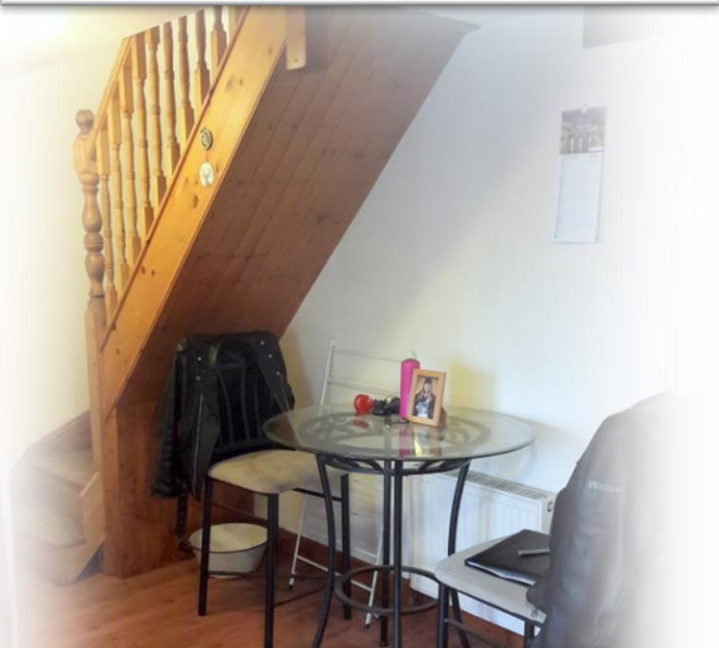
## Kitchen:

2.97m x 2.69m

(9' 9" x 8' 10")

Shaker style wall & floor units with tile back splash.

- Stainless hot & cold sink.
- Extractor fan.
- Ceramic floor tiles.
- Power points.





### Bedroom 1:

Ground floor

2.54m x 2.41m

(8' 4" x 7' 11")

- Timber floor.
- Power points.
- Radiator.

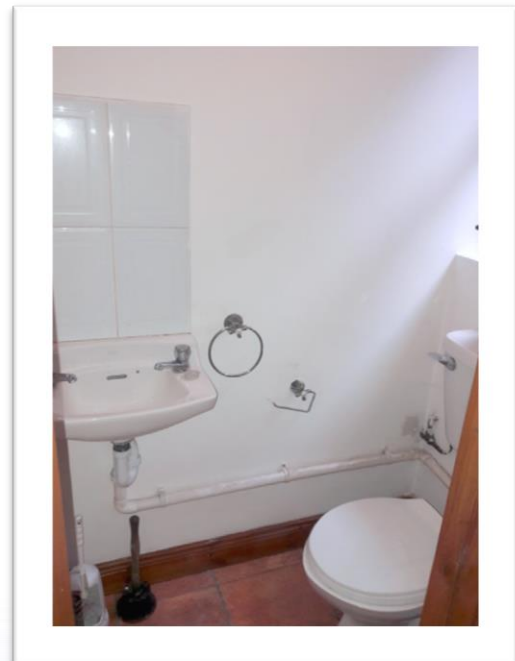
### W/C:

Ground floor off Kitchen

1.35m x 0.84m

(4' 5" x 2' 9")

- Ceramic floor tiles.
- WHB & Toilet.



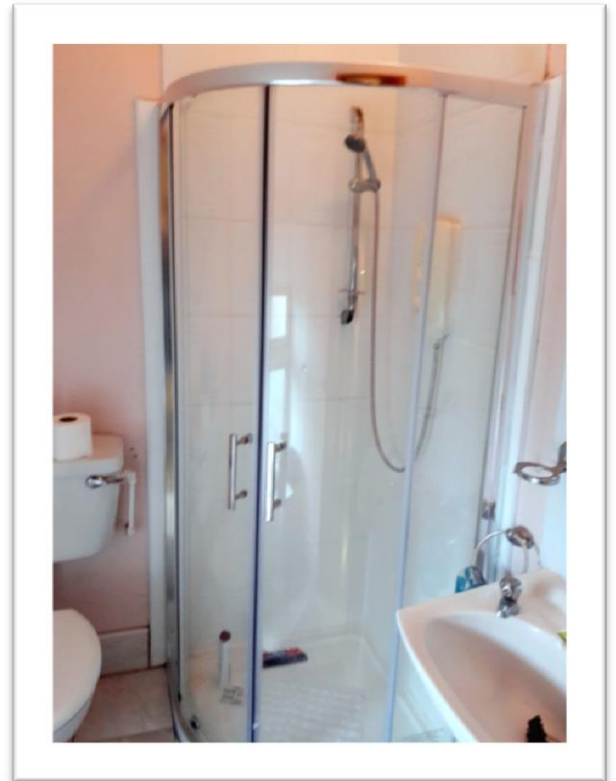
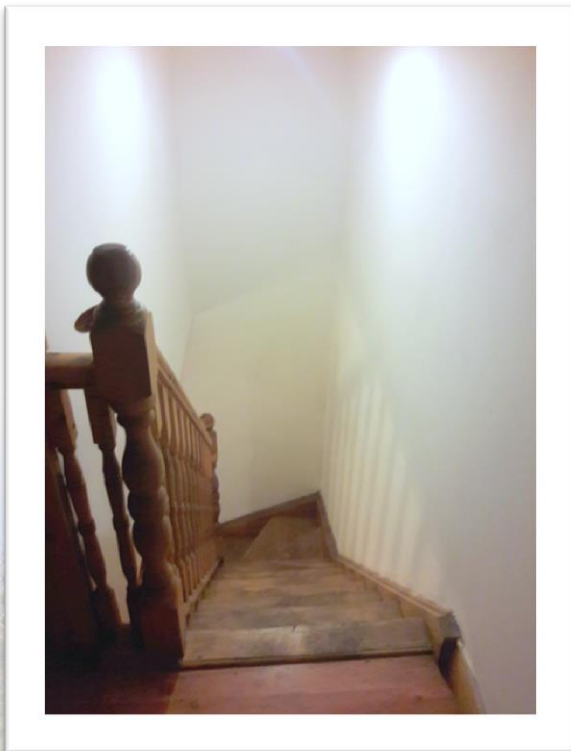
# *First floor:*

## Bathroom:

1.63m x 1.55 m

(8' 4" x 5' 1")

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



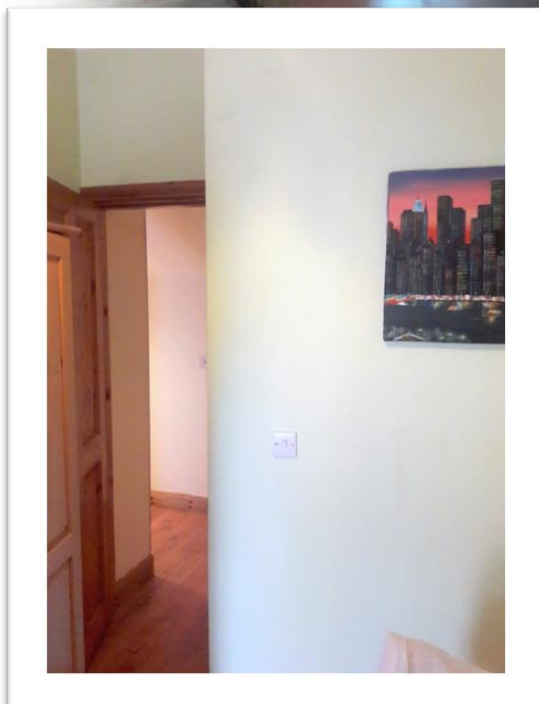
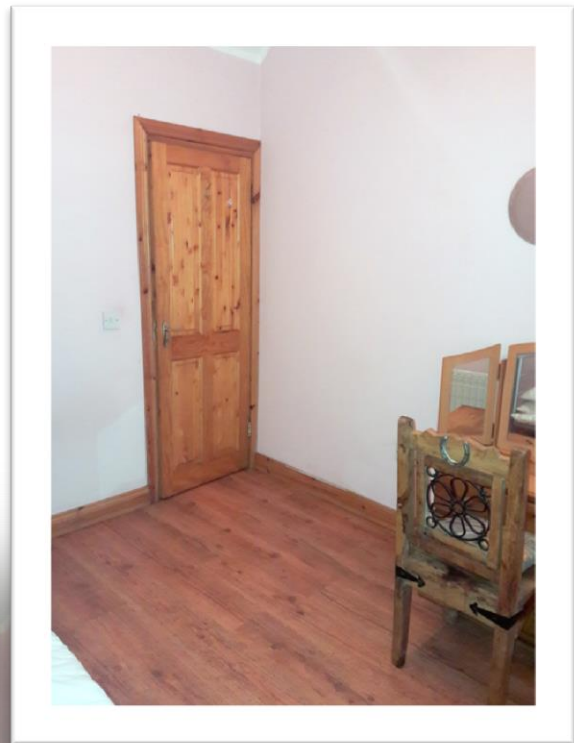


### **Bedroom 2:**

3.25m x 2.92m

(10' 8" x 9' 7")

- Timber floor.
- Power points.
- Radiator.



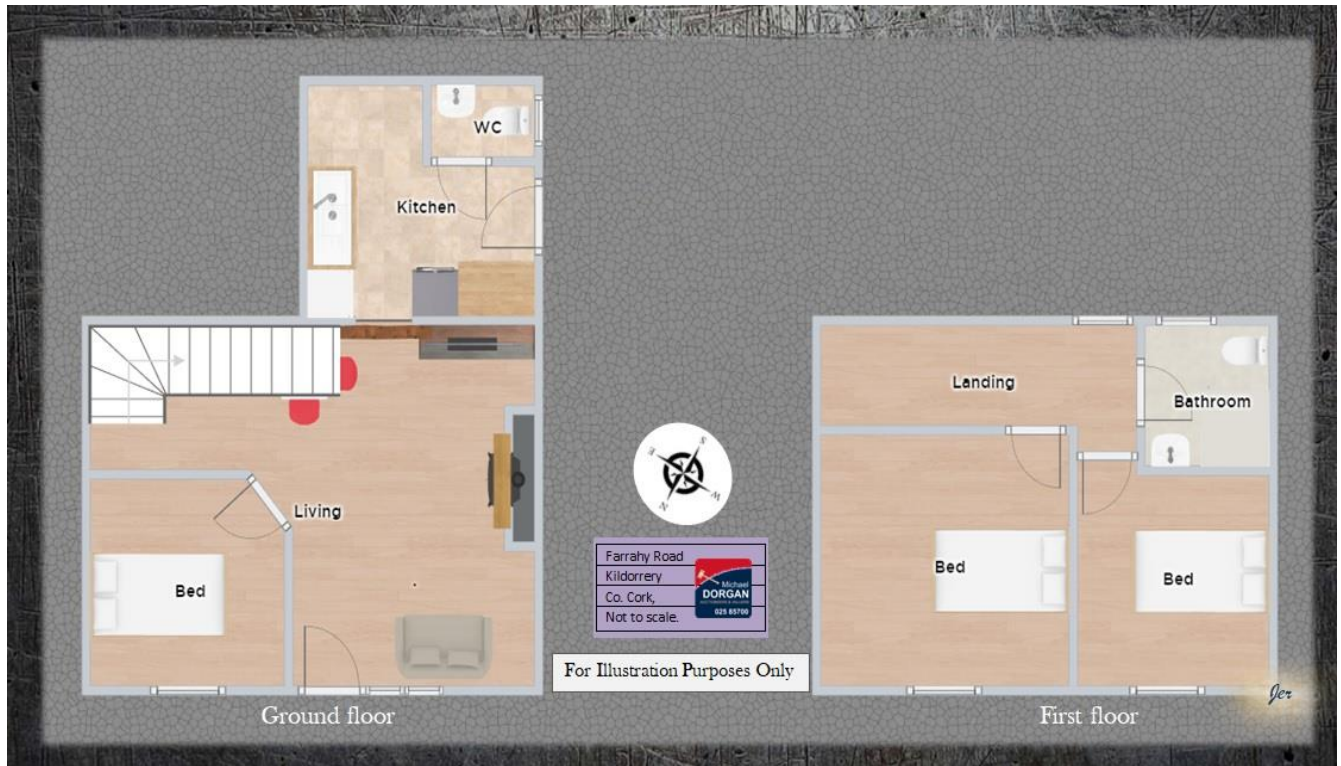
### **Bedroom 3:**

2.62m x 2.57m

(8' 7" x 8' 5")

- Timber floor.
- Power points.
- Radiator.

# Floor plans:





For Illustration Purposes Only



Ground floor

Farrahy Road  
Kildorrery  
Co. Cork,  
Not to scale.



First floor

Jer



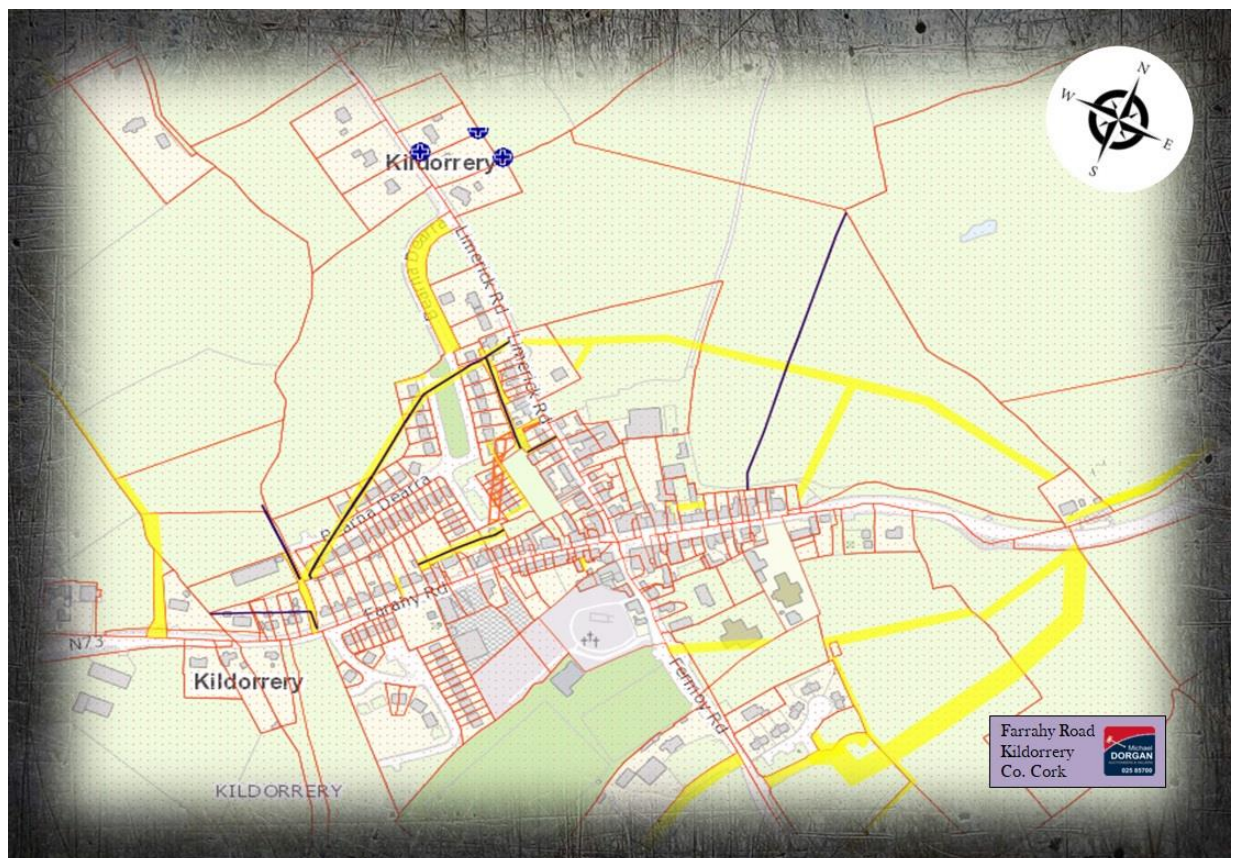
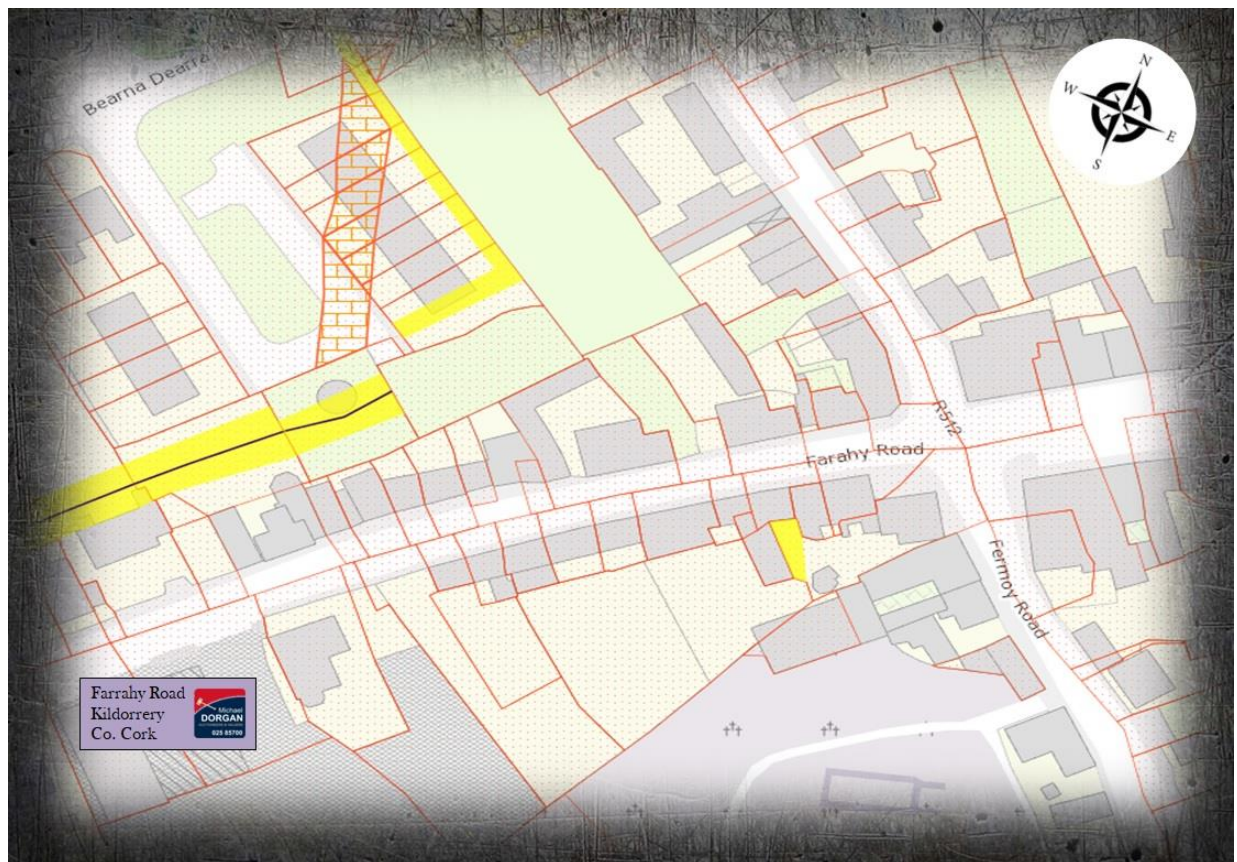
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For Illustration Purposes Only



# Documents:





## *Directions:*

The property is located on Kildorrerys Main Street between the post office & the petrol station.



# Terms:



## Guide: €95,000

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](mailto:Info@michaeldorgan.ie)

**Viewing:** Strictly by Appointment only.



## Building Energy Rating

BER: Pending

BER No.

EPI: kWh/m<sup>2</sup>/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.

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