

**FOR SALE BY PRIVATE TREATY**

**Lackabane,  
Donoughmore,  
Co.Cork**



**Irish & European Auctioneers are delighted to present this charming 2-bedroom bungalow (c.650 Sq. ft.) with natural stone finish to the open market. The property offers an excellent opportunity for first time buyers or someone seeking to trade down due to its proximity to Donoughmore village and all local and essential amenities. Situated within 30 mins drive of Cork City and fifteen minutes to Blarney the property offers ample room to further extend on its c.0.5-acre site. Viewing is strictly by prior appointment only with the sole selling agent.**

## Accommodation:

<b>Living Room:</b>	14ø11ö x 10ø11ö, 4.54m x 3.32m Fitted blinds, TV point.
<b>Kitchenette:</b>	14ø2ö x 8ø4ö, 4.33m x 2.55m Fitted kitchen kitchen units at worktops and eye level with tiled splashback and fitted blind. Plumbed for appliances. Smoke alarm.
<b>Bedroom 1:</b>	10ø7ö x 13ø10ö, 3.22m x 4.23m Fitted carpet flooring, fitted blinds.
<b>Bedroom 2:</b>	9ø10ö x 8ø3ö, 3.01m x 2.51m Fitted laminated timber flooring, fitted blinds.
<b>Shower Room:</b>	9ø10ö x 7ø3ö Fitted linoleum floor covering, Wc, whb, fitted shower unit with mira electric shower.
<b>Rear Garden:</b>	Enclosed rear garden with ample room to extend further subject to planning permission.



<b>Features:</b>	UPVC Double Glazed Windows. PVC Fascia & Soffit. Convenient location to Donoughmore Village Electric Heating Ample car parking space
<b>Services:</b>	Mains Water, Septic Tank
<b>BER:</b>	<b>BER: E2 BER Number: 106233844</b>

**Eircode:** P32 V832

**Title:** Good marketable title

**Price:** €130,000

**Negotiator:** **Tel:** Robert O Keefe **086-2469204**

**Email:** robert@irishandeuropean.ie

**Directions:** From Cork, turn right at the end of the Carrigrohane road and take the Kanturk Road. Proceed past Cloghroe and at Creans Cross turn right for Donoughmore. On entering Donoughmore turn right at Sully's Bar and the property is situated c.100 yards on the right-hand side with the agents sign displayed.

**Viewing:** Strictly by prior appointment only.