## 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:**

**Living Room:** 14ø11ö x 10ø11ö, 4.54m x 3.32m

Fitted blinds, TV point.

Kitchenette: 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.

**Bedroom 1:** 10ø7ö x 13ø10ö, 3.22m x 4.23m

Fitted carpet flooring, fitted blinds.

**Bedroom 2:** 9ø10ö x 8ø3ö, 3.01m x 2.51m

Fitted laminated timber flooring, fitted blinds.

9ø10ö x 7ø3ö **Shower Room:** 

Fitted linoleum floor covering,

Wc, whb, fitted shower unit with mira electric shower.

Rear Garden: Enclosed rear garden with ample room to extend further subject to

planning permission.



UPVC Double Glazed Windows. **Features:** 

PVC Fascia & Soffit.

Convenient location to Donoughmore Village

**Electric Heating** 

Ample car parking space

**Services:** Mains Water, Septic Tank

**BER:** E2 **BER Number**: 106233844 **BER**:

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.



**Eircode:** P32 V832

Title: Good marketable title

Price: b130,000

**Negotiator:** Tel: Robert O Keeffe 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 Sullyøs 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.