

For Sale by Private Treaty

myhome.ie

Kilcaroon

Ballyporeen o Co.Tipperary



4/5 Bedroom Country House. Guide €145,000

Michael Dorgan Auctioneers & Valuers are delighted to present this superb opportunity to the market, a stones throw from the amenities of Mitchelstown, Clonmel & Cahir just 45minutes from the Jack Lynch Tunnel.

Graced with open countryside & nestled between the Galtee & Knockmealdown mountains the location is unrivalled.

Viewing strictly by appointment with sole agent.

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork
www.michaeldorgan.ie
T: 025 85700 F: 025 85708

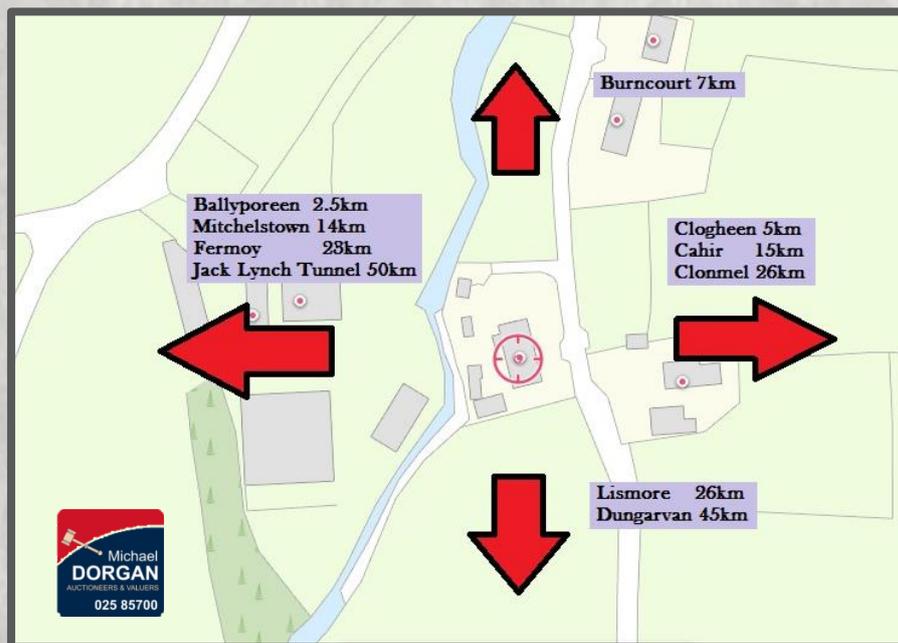
www.daft.ie
www.myhome.ie



Location:



Located just off the R665 Clonmel Rd, 5 minutes from the amenities of Clogheen & Ballyporeen Villages. This country house is just over 10 minutes from Junction 12 of the M8 Motorway & 45 minutes to the Jack Lynch tunnel.



Location Map

Features:

The property benefits from a most superb large site nestled between the Galtee & Knockmealdown mountains.

- Areas are set out in Lawn, Tarmacadam & concrete.
- Generous outbuildings.
- Septic tank. Water scheme.
- Oil fired central heating system.
- Two open fireplaces. Range cooker.
- Separate C.0.50 of an acre paddock.





Accommodation:

Entrance Hall:

4.06 x 2.16

(13' 4" x 7' 1")

- Timber floor.
- Power points.
- Radiator.



Livingroom:

3.91 x 3.28

(12' 10" x 10' 9")

- Carpet.
- Open fireplace.
- Built in display cabinet.
- Power points.
- Radiator.

Sitting room:

3.53 x 3.28

(11`7`` x 10`9``)

- Timber floor.
- Open fireplace.
- Built in display cabinet.
- Power points.
- Radiator.
- Light fitting.



Bathroom:

3.25 x 2.34

(10`8`` x 7`8``)

- Ceramic floor tiles.
- Wall tiles.
- WHB & toilet.
- Bath & shower.
- Radiator.

Kitchen/Dining room:

4.32 x 4.19

(14' 2" x 13' 9")

Wall & floor kitchen units with neutral work surfaces & ceramic tile back splash.

- Integrated oven.
- Integrated dishwasher.
- Range cooker.
- Hob & extractor fan
- Hot & cold sink.
- Vinyl floor.
- Power points.
- Utility room.



Bedroom 1:

4.27 x 3.25

(14` x 10` 8`)

- Carpet.
- Radiator.
- Power points.



Bedroom 2:

4.34 x 3.25

(14` 3` ` x 10` 8`)

- Carpet.
- Radiator.
- Power points.
- Built in wardrobe.

Bedroom 3:

3.23 x 2.99

(10` 7` ` x 9` 10`)

- Carpet.
- Radiator.
- Power points.
- Built in wardrobe.
-



Bedroom 4:

4.65 x 3.30
(15' 3" x 10' 10")

- Carpet.
- Radiator.
- Power points.
- Built in wardrobe.



Bedroom 5/Office/ Studio:

4.39 x 2.97
(14' 5" x 9' 9")

Patio door (separate access outside.)

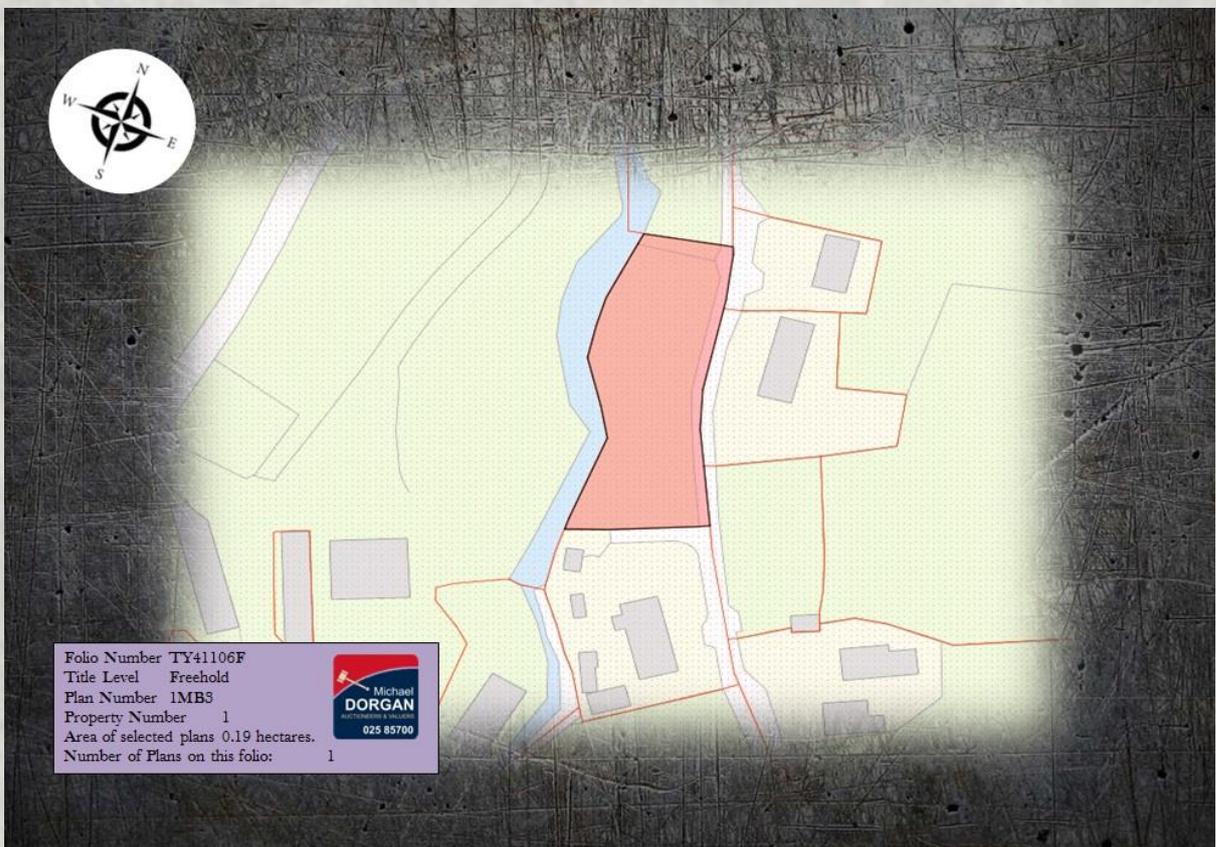
- Carpet.
- Radiator.
- Power points.



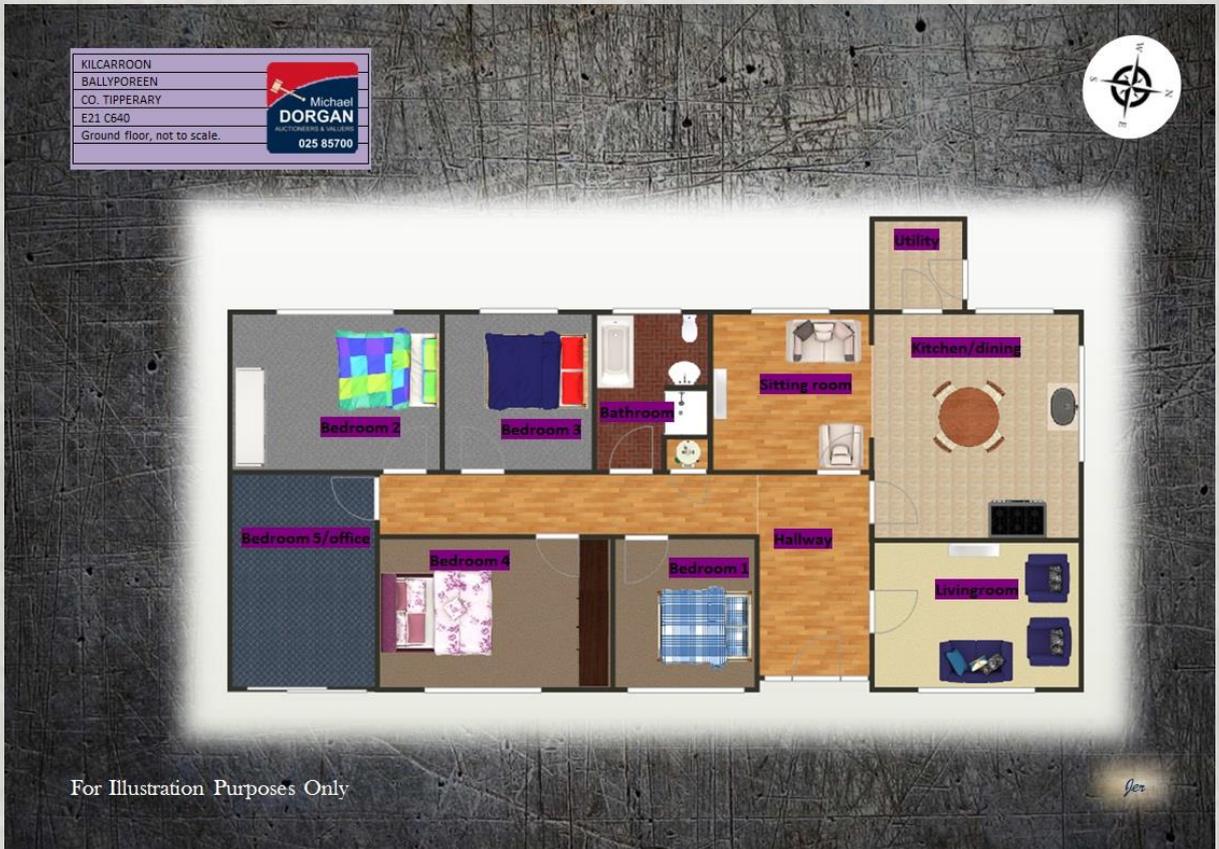
Directions:



Documents:



Floor plans:





KILCARROON	
BALLYPREEN	
CO. TIPPERARY	
E21 C640	
Ground floor, not to scale.	

For Illustration Purposes Only

See

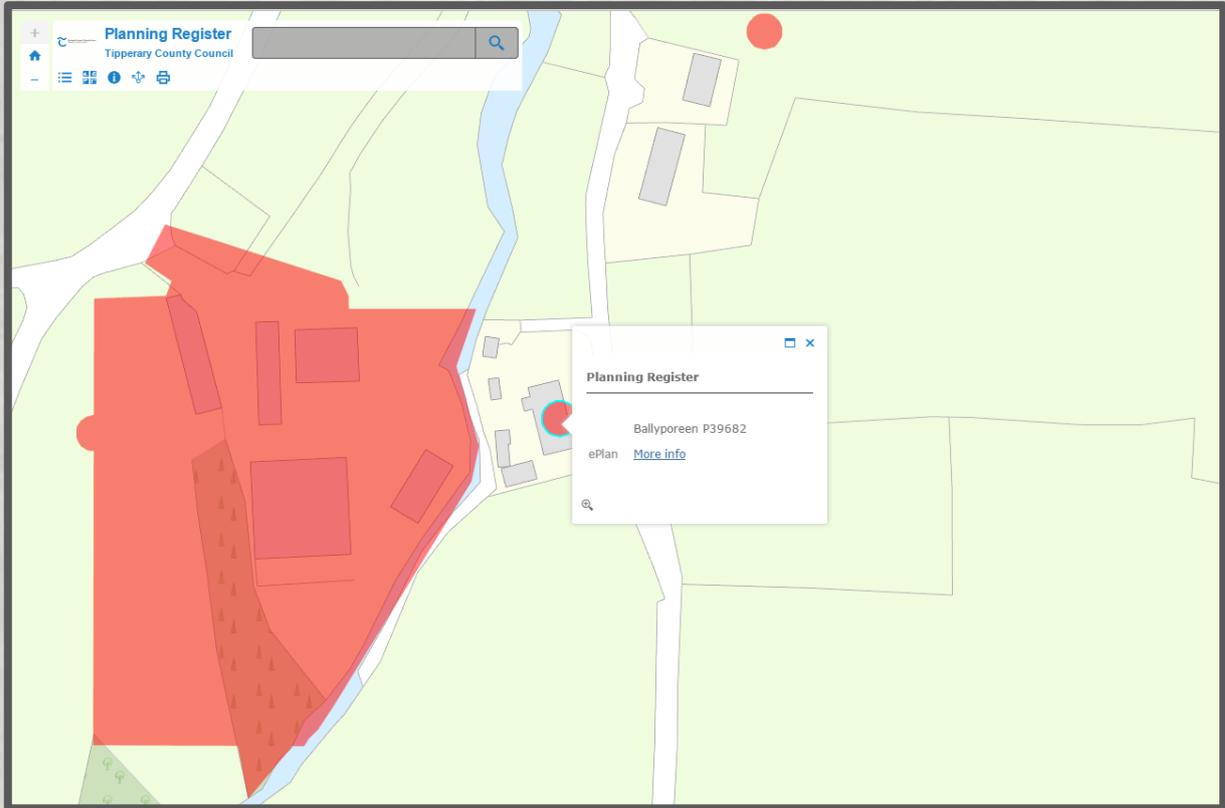


KILCARROON	
BALLYPREEN	
CO. TIPPERARY	
E21 C640	
Ground floor, not to scale.	

For Illustration Purposes Only

See

Planning:



Planning application details ref: P39682 Tipperary County Council

Decision Progress Indicator



Received
05/12/1984

Decision
04/02/1985

- Details
- Applicant
- Development
- Comments
- Decision
- Appeal

Planning Application: P39682 (Tipperary County Council)

File Number:	P39682	Planning Status:	APPLICATION FINALISED
Application Type:	PERMISSION	Received Date:	05/12/1984
Received Date:	05/12/1984	Decision Due Date:	04/02/1985
Validated Date:	05/12/1984	Invalidated Date:	
Further Info Requested:		Further Info Received:	
Withdrawn Date:		Extend Date:	
Decision Type:	Conditional	Decision Date:	07/01/1985
Leave to Appeal:		Appeal Date:	
Commenced Date:		Submissions By:	

Terms:



Building Energy Rating

BER: Pending

BER No.

EPI: Wh/m²/yr.

Full BER Certs & Advisory reports available on request.

Guide: €145,000

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

Viewing: Strictly by Appointment only.

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.