

# Scart

Kildorrery - Co. Cork - P67 YC86

**BER** Pending



## Detached House on a Large Site

**Guide €120,000**

Michael Dorgan Auctioneers & Valuers are delighted to present this rare opportunity to purchase a starter home /investment property in excellent condition. This one-bedroom property benefits from a large site with superb potential to develop at a later stage. Located 550metres from Kildorrerys main street & the n73 Mallow rd. 10 minutes from the M8 Motorway & just over 35 minutes from the Jack Lynch Tunnel.

The property is in move in condition with benefit of value & convenience.

Viewing recommended & strictly by appointment with sole agent.

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

[www.michaeldorgan.ie](http://www.michaeldorgan.ie)

Tel: 025 85 700 Fax: 025 85 708



PSR Licence  
No: 002337

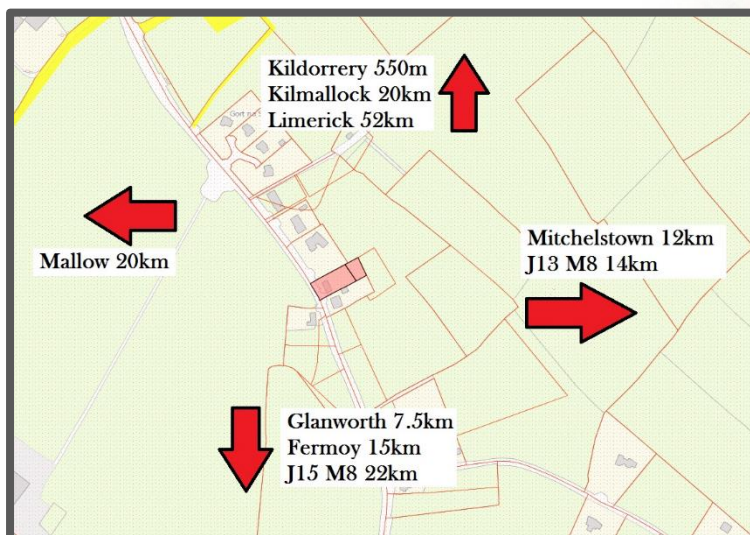




## Location:



Located on Kildorrerys Glanworth rd, a stones throw from the amenities, 10 minutes from Mitchelstown, 15 minutes from Fermoy & Mallow. Unrivalled access to the M8 motorway at Junction 14 (10 minutes), with the property just over 35minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from the areas scenic countryside & a vibrant community.



Location Map

# Accommodation:



## Entrance hallway:

2.06m x 0.94m

(6' 9" x 3' 1")

- Vinyl flooring.



## Bathroom:

3.02m x 1.07m

(9' 11" x 3' 6")

- WHB & toilet.
- Corner bath.
- Elec shower.
- Shaving light.
- Vinyl floor.
- Tiled floor to ceiling.





### Livingroom:

4.55m x 3.61m

(14' 11" x 11' 10")

Brick open fireplace with rustic beam and stone heart.

- Shelving.
- Quality carpet.
- Radiator.
- Power points.



### Kitchen/Dining:

4.55m x 3.63m

(14' 11" x 11' 11")

Wall floor units with neutral work surfaces, tile back splash, hot/cold sink.

- Radiator.
- Power points.
- Plumbed for dishwasher.
- Vinyl flooring.
- Panelled ceiling.
- Washer/utilities in outbuilding.

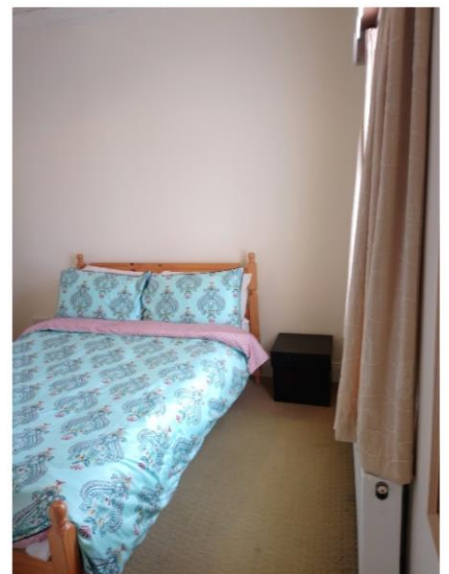


**Bedroom:**

3.38m x 2.99m

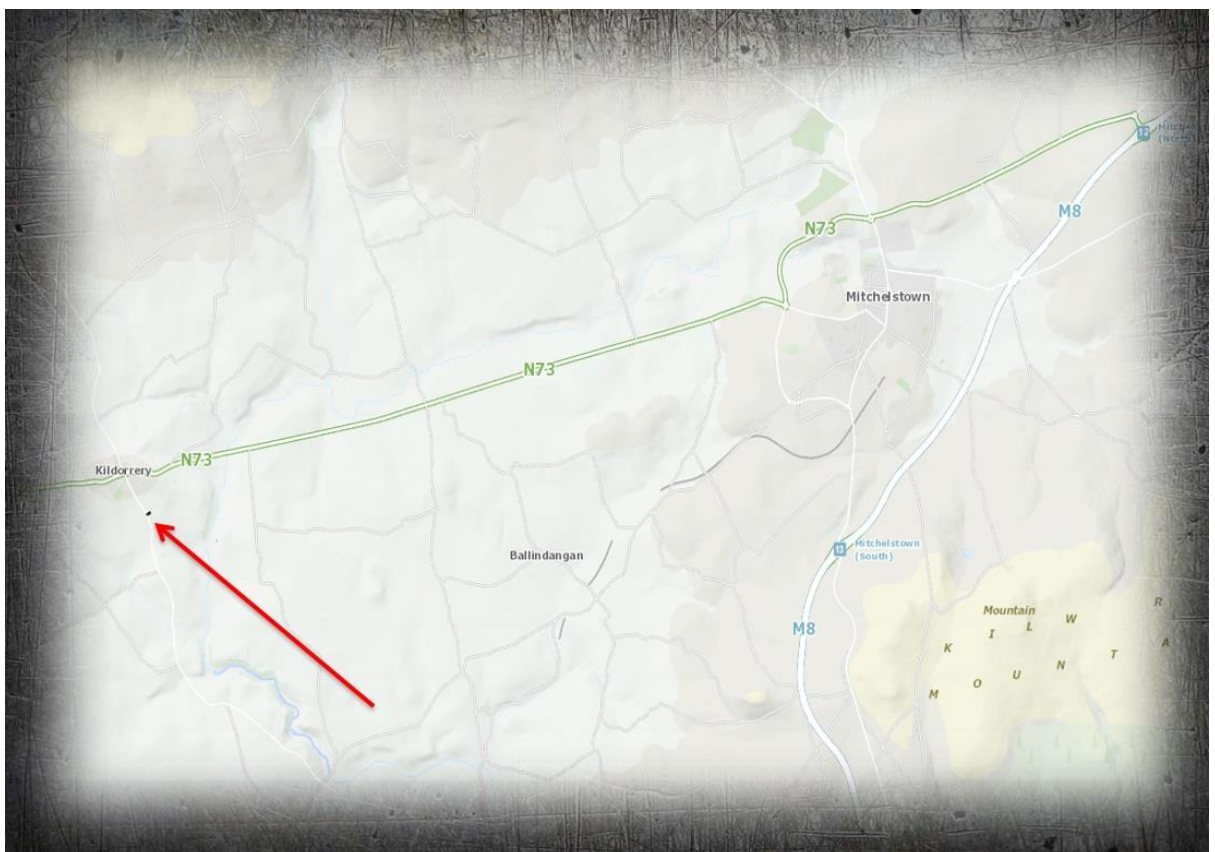
(11' 1" x 9' 10")

- Carpet.
- Panelled ceiling.
- Radiator.
- Power points.



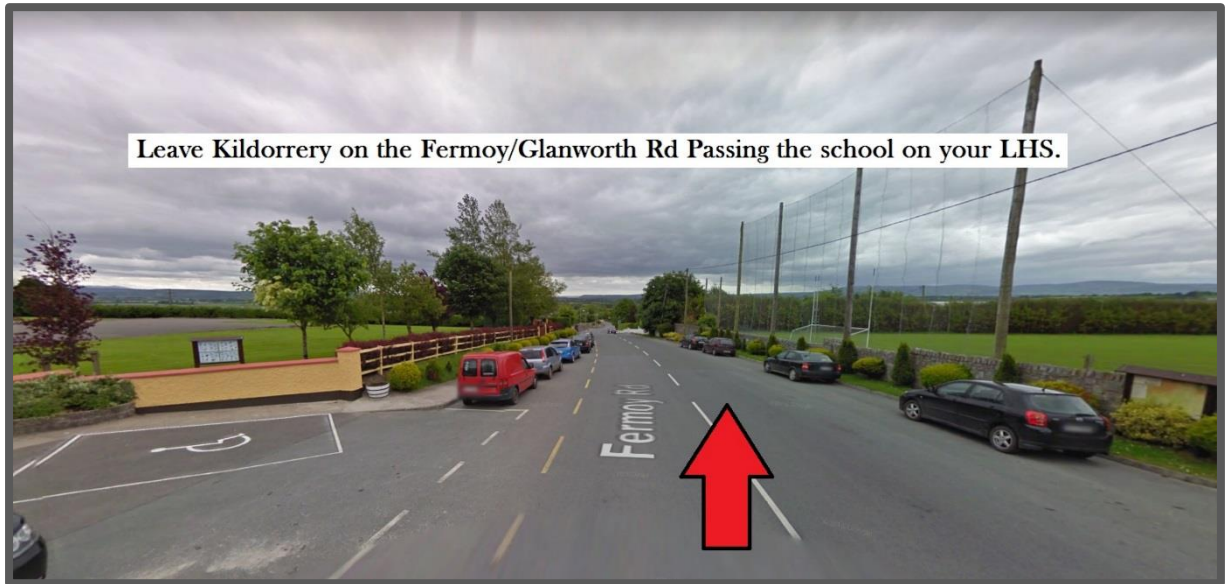


# Maps:



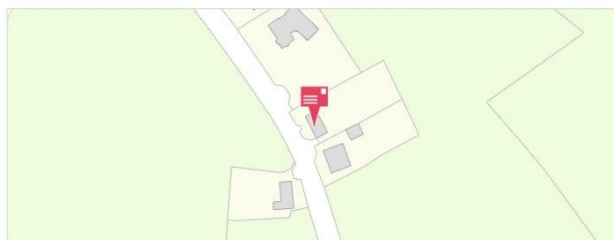


# Directions:



SCART  
KILDORRERY  
CO. CORK  
P67 YC86 Eircode found

[Address Query ?](#)





# Terms:



**Guide: €120,000**

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.



**BER Pending**

**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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