

For Sale by Private Treaty

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Farrahy

Kildorrery o Co. Cork



Michael Dorgan Auctioneers & Valuers are delighted to present this substantial 5 bedroom family home to the market, benefitting from a wealth of receptions rooms& ensuites, unrivalled transport links (15minutes from Mallow & just 40minutes from the Jack Lynch tunnel), a generous garden, recent roof, Double glazed windows & ceramic tile floors, this landmark is presented in pristine condition & represents an ideal B & B venture. Viewing comes highly recommended & is strictly by appointment sole agents.

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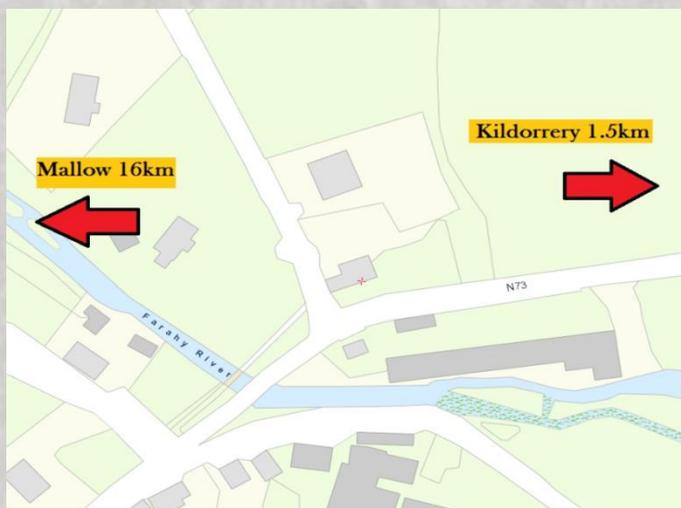
www.daft.ie
www.myhome.ie



Location



Located on the N73 main rd. Less than 15minutes from Mallow & Mitchelstown, The M8 Motorway is easily accessed, with the property just 40minutes from the Jack Lynch tunnel. Despite such convenience the property benefits greatly from a picturesque scenic location, with an ample site offering all the benefits of the countryside. The Galtee & Ballyhoura Mountains are nearby completing the property with outdoor activities & Nature trails. Mitchelstown & Fermoy Golf courses are nearby.



Location Map



Description...

This substantial property is nestled on a superb corner site (c. ½ of an acre), Gravel drive, the boundaries of the property are surrounded by mainly mature shrubs & there are areas set out in lawn and patio. The property can boast the following:

- Large living accommodation.
- PVC Double glazed windows throughout.
- Oil Fired central heating.
- Septic tank.
- Group water scheme.
- A range of outbuildings both block built & wooden.
- Emergency lighting installed.
- Generous c. ½ of an acre site.
- Mature landscaping.
- Quality ceramic tile floors.
- 1.5km from the amenities of Kildorrery village.
- 16km from Mallow & Killmallock.
- Easy access to the m8 Motorway
- 40minutes from the Jack Lynch tunnel
- Galtee & Ballyhoura Mountains nearby.



Accommodation:

Entrance hallway:

4.27 x 1.96

(14` x 6` 5`)

- Ceramic floor tiles.
- Telephone point.
- Quality Staircase with built in storage.
- Hot press.
- Picture rail.
- Power point.
- Radiator.





Living room:

5.6 x 5.1

(18` 3` `` x 16` 7` ``)

- Ceramic floor Tiles.
- Feature fireplace cast iron insert with granite hearth.
- Wall lighting.
- Blinds.
- Television point.
- Power points.
- Radiator.





Lounge:

5.75 x 4.88

(18` 10` ` x 16`)

- Ceramic floor tiles.
- Superb brick feature fireplace with solid fuel stove & Liscannor hearth.
- Recent built in oak units.
- Power & Television points.
- Radiator.
- Light fitting.



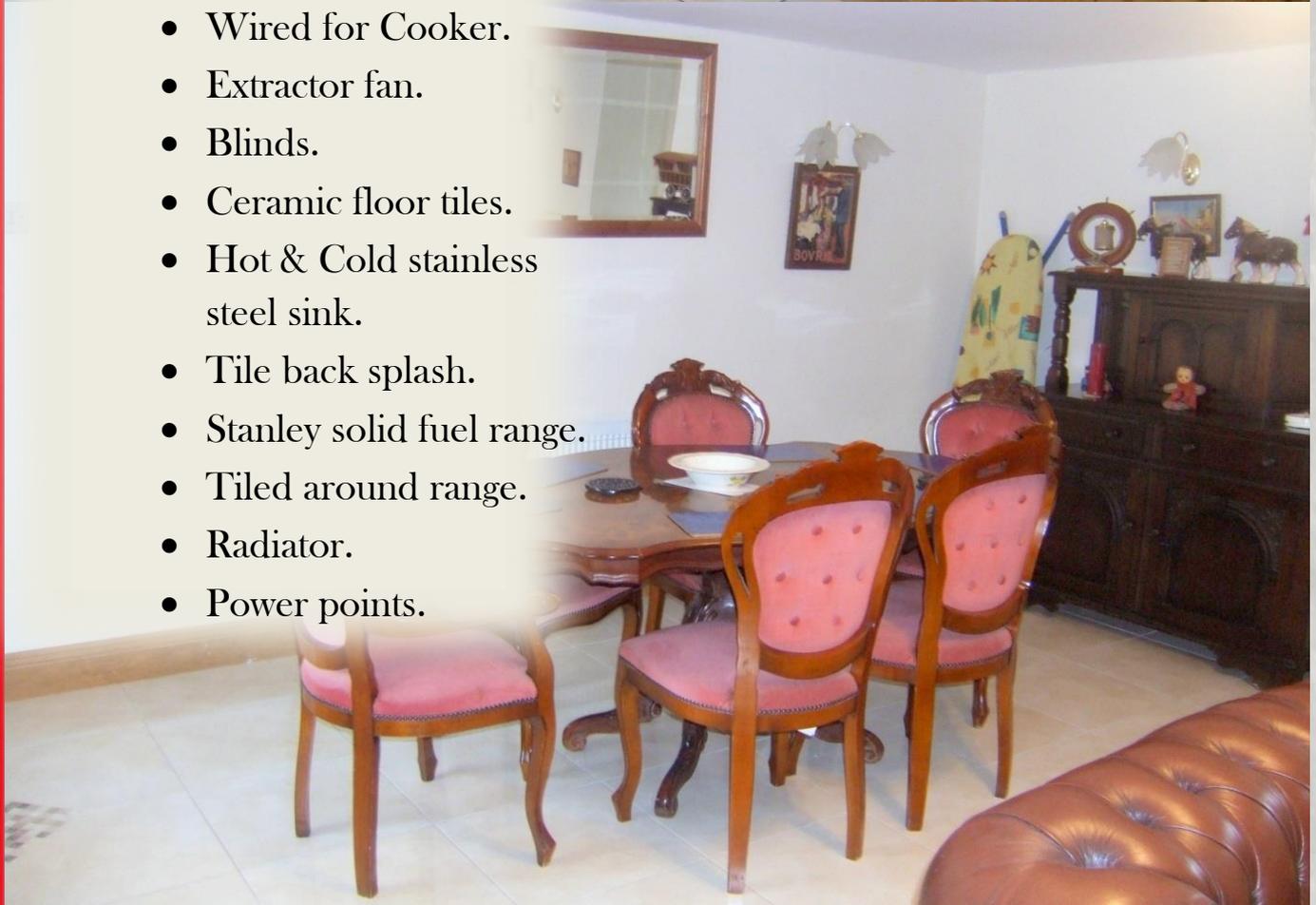


Kitchen & Diningroom:

5.79 x 3.38

(19` x 11` 1` `)

- Pine Wall & Floor
Kitchen units.
- Neutral worktops.
- Wired for Cooker.
- Extractor fan.
- Blinds.
- Ceramic floor tiles.
- Hot & Cold stainless steel sink.
- Tile back splash.
- Stanley solid fuel range.
- Tiled around range.
- Radiator.
- Power points.





Utility:

1.68 x 1.5

(5' 6" x 4' 11")

- Ceramic floor tiles.
- Plumbed for utilities.
- Power points.
- Shelved.
- Tiled around shelving.

Back hallway:

3.66 x 3.58

(12' x 11' 9")

- Ceramic floor tiles.
- Sliding door.
- Radiator.
- Storage area.

Bedroom 1:

(Main bedroom)

(Ground floor)

5.8 x 3.25

(19' x 10' 8")

- Quality carpet.
- Radiator.
- Television & Power points.

Landing:

- Quality carpet.
- Power points.

Bedroom 2:

2.77 x 2.74

(9` 1`` x 9`)

- Quality carpet.
- Radiator.
- Power points.
- Built in corner wardrobe.

Ensuite:

2.74 x 1.2

(9` x 3`9``)

- Tiled wall to wall.
- Toilet
- WHB.
- Shower.
- Radiator.

Bedroom 3:

3.6 x 2.72

(11`11`` x 8`11``)

- Quality carpet.
- Radiator.
- Television & Power points.
- Built in wardrobe.

Ensuite:

2.9 x 1.4

(8`11`` x 4`6``)

- Tiled wall to wall.
- Toilet
- WHB.
- Shower.
- Radiator.

Bedroom 4:

3.6 x 2.64

(11` 8`` x 8` 8``)

- Quality carpet.
- Radiator.
- Television & Power points.
- Built in wardrobe.

Ensuite:

2.82 x 0.81

(9` 3`` x 2` 8``)

- Tiled wall to wall.
- Toilet
- WHB.
- Shower.
- Radiator.

Bedroom 5:

3.86 x 2.4

(12` 8`` x 7` 10``)

- Quality carpet.
- Radiator.
- Television & Power points.

Ensuite:

3.33 x 1.75

(10` 11`` x 5` 9``)

- Tiled wall to wall.
- Toilet
- WHB.
- Shower (Triton).
- Radiator.

Bathroom:

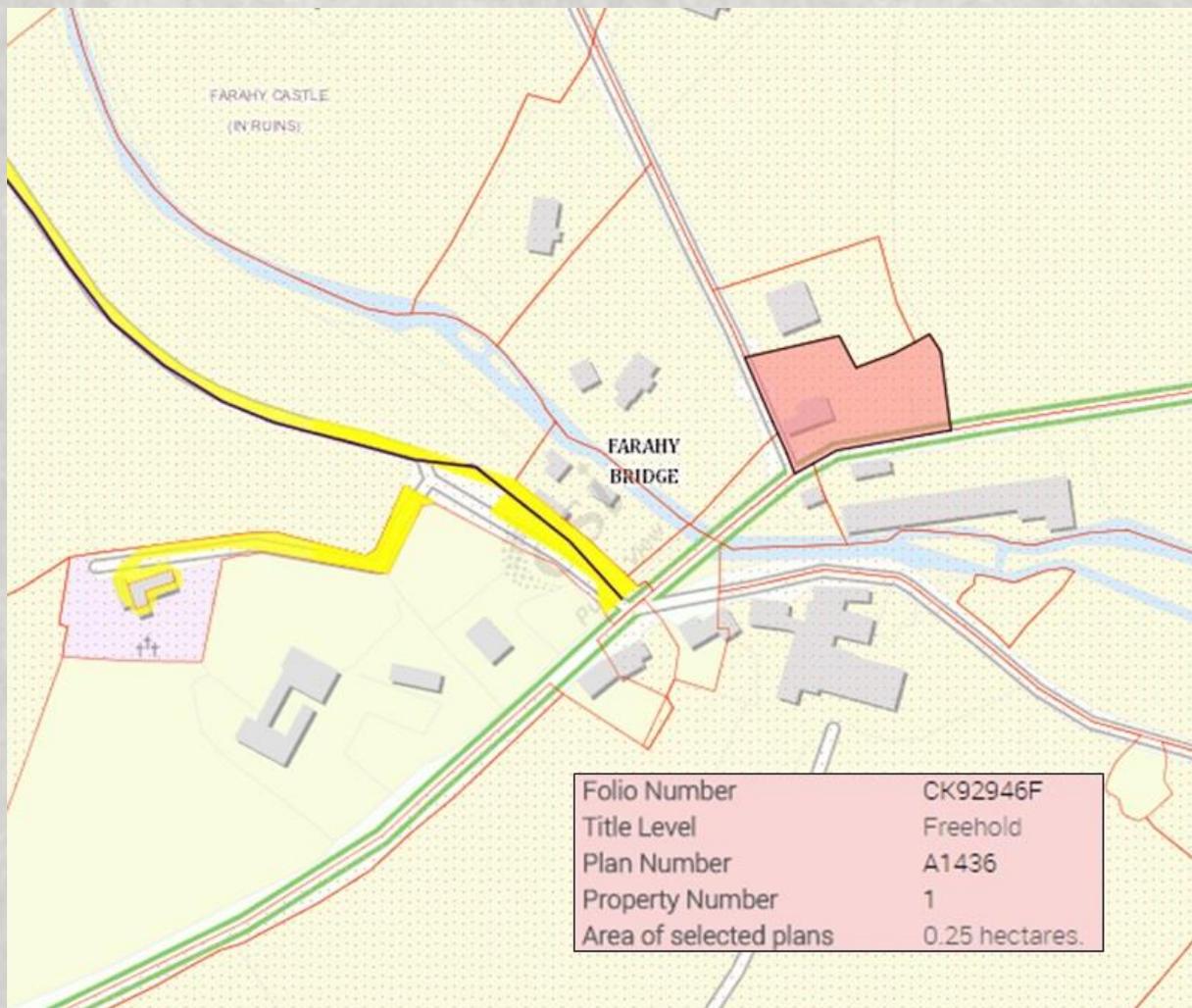
2.24 x 1.78

(7` 4`` x 5` 10``)

- Tiled wall to wall.
- Ceramic floor tiles.
- WHB.
- Radiator.
- Toilet.
- Bath.



Documents:



Directions:

Leave Mitchelstown on the R665 Mallow rd
passing JD tyres on the RHS



At roundabout take 2nd exit
onto the N72 (Mallow-Kildorrery).



Continue straight through village
(N73) towards Mallow.



The property is
here on the RHS.



Terms:



Guide: €205,000

This extensive property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with sole agents:

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Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.

Building Energy Rating

BER: Pending

BER No.

EPI: kWh/m²/yr

Full BER Certs & Advisory reports available on request.



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