

2 Castle Lodge

Clondulane • Fermoy • Co. Cork • P61 FK80



BER C3



3 Bedroom Semi Detached House

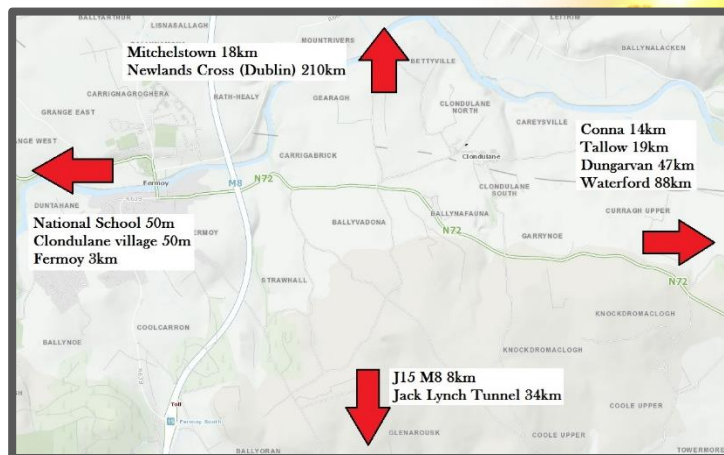
Guide €175,000

Michael Dorgan Auctioneers & Valuers are delighted to present this superb family home to the market. A much loved one owner home decorated, maintained & presented with the upmost care & quality. Situated in a small mature development in the heart of the village, backing onto farmland & rolling countryside. 10minutes from J15 of the M8 Motorway.

Location:



Located just off the N72, 50metres from the amenities of Clondulane village, 5minutes from Fermoy, 15minutes from Mitchelstown. Lismore & Dungarvan are all within a short drive. The M8 Motorway is easily accessed at Junction 15 (10 minutes), with the property just 30minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from a picturesque scenic location with the most superb countryside views. Fishing, hill walking & equestrian activities are all close-by.



Accommodation:

Entrance hallway:

2.51m x 1.63m

(8' 3" x 5' 4")

- Timber floor.
- Power points.
- Radiator.



W/C:

1.55m x 1.24m

(5' 1" x 4' 1")

- WHB & Toilet
- Radiator.
- Ceramic floor tiles.

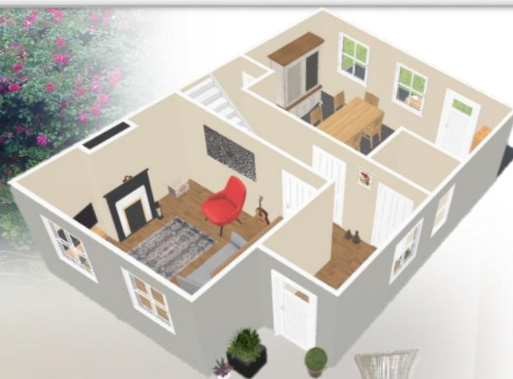
Livingroom:

3.99m x 3.58m

(13' 1" x 11' 9")

Feature open fireplace, granite heart.

- Timber floor.
- Wall lighting.
- Power points.
- Radiator.



Kitchen/dining room:

6.15m x 3.81m

(20' 2" x 12' 6")

Bespoke wall & floor Kitchen units with solid work surfaces.

- Belfast sink.
- Tile back splash.
- Larder, integrated fridge freezer.
- Radiator & Power points.
- Ceramic floor tiles.



Utility:

1.85m x 0.91m

(6' 1" x 3')

- Plumbed for utilities.
- Power points.



First Floor:

Bedroom 1:

Master Bedroom

4.27m x 3.58m

(14' x 11' 9'')

- Timber floor.
- Radiator.
- Power points.



Ensuite:

1.73m x 1.45m

(5' 8'' x 4' 9'')

- WHB & Toilet.
- Shower.
- Ceramic floor tiles.

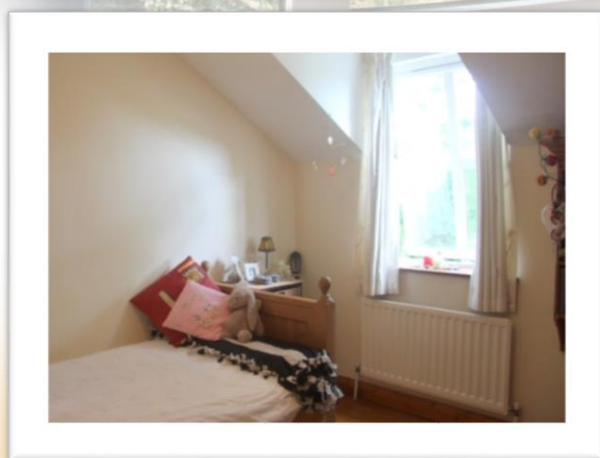
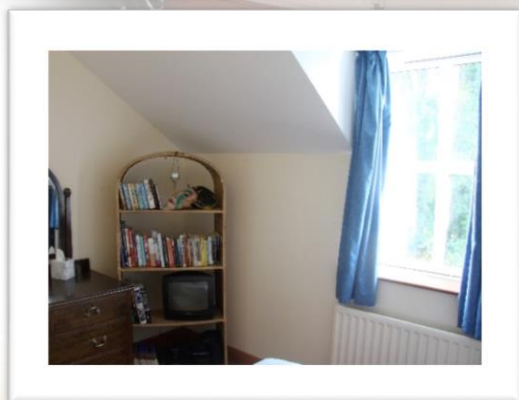


Bedroom 2:

2.95m x 2.90m

(9' 8" x 9' 6")

- Timber floor.
- Power points.
- Radiator.



Bedroom 3:

3.00m x 2.90m

(9' 10" x 9' 6")

- Timber floor.
- Power points.
- Radiator.



Bathroom:

2.13m x 1.80m

(7' x 5' 11")

- WHB & Toilet.
- Ceramic floor tiles.
- Bathtub.
- Radiator.

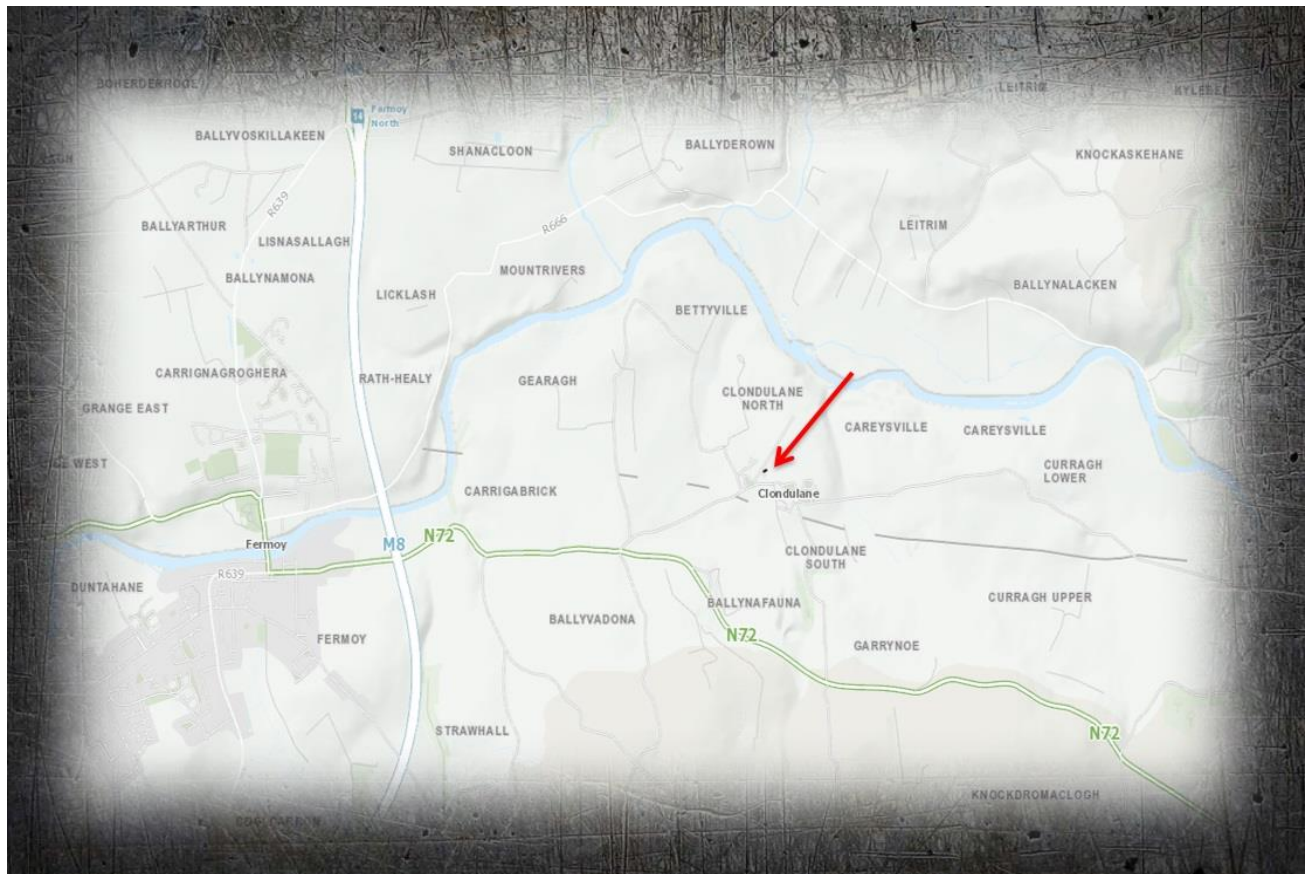
Directions:



Turn right, second house on the LHS.



Documents:



Floor plans:





Terms:

Guide: €175,000

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

Michael Dorgan Auctioneers & Valuers
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Mitchelstown
Co. Cork

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Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



BER C3

Building Energy Rating
BER: c3

BER No. 110513298

EPI: 222.03kWh/m²/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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