

Scartbarry

Watergrasshill Co. Cork T56 NH34

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BER C3



Guide: €399,950

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

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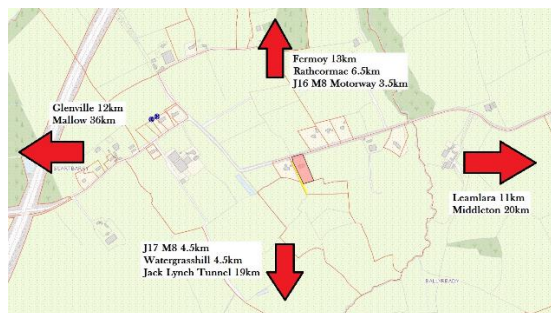
**Michael
DORGAN**
AUCTIONEERS & VALUERS
025 85700



Features

For Sale by Private Treaty

- 4-bedroom detached house.
- C.217m² / c.2,336sqft
- Substantial mature garden. C.0.91 acres.
- OFCH.
- Recently upgraded high capacity boiler.
- Mains water, septic tank.
- Jack Lynch Tunnel just over 10minutes.
- 5 minutes from the amenities of Watergrasshill village.
- Substantial attic storage area.



Accommodation

Ground floor

Entrance hallway

5.35m x 2.57m
17' 7" x 8' 5"

Quality carpet, power points, radiator, light fitting, feature staircase, panelled ceiling.

Livingroom

4.59m x 4.23m
15' 1" x 13' 10"

Timber floor, power points, feature fire place, light fitting, radiator, dual aspect.

Kitchen/ Dining room

8.10m x 4.19m
26' 7" x 13' 9"

Natural wall & floor units, dark work surfaces, tile back splash, hot/cold stainless sink, integrated elec oven & gas hob, extractor fan, integrated dishwasher, radiator, power points, ceramic tiles & timber floor, french doors onto garden.

Utility Room

3.32m x 1.46m
10' 11" x 4' 9"

Wall & floor units, stainless hot/cold sink, plumbed for utilities, ceramic floor tiles, radiator.

Bathroom

4.17m x 2.13m
13' 8" x 7'

WHB & toilet, radiator, Bath, separate mains shower, radiator, floor tiles.

Master Bedroom

4.18m x 4.17m
13' 9" x 13' 8"

Quality Carpet, power points, radiator.

Walkin Wardrobe

2.19m x 2.07m
7' 2" x 6' 10"

Quality carpet, radiator, shelved & railed.

Ensuite

3.05m x 1.36m
10' x 4' 5"

WHB & toilet, elec shower, radiator, tiled floor to ceiling, shaving light.

Bedroom 2

3.70m x 3m
13' 11" x 11' 2"

Quality carpet, power points, radiator.

Bedroom 3

4.12m x 11.11m
13' 6" x 11' 11"

Timber floor, power points, radiator.

Bedroom 4

4.12m x 3.15m
13' 6" x 10' 4"

Timber floor. power points, radiator.

Hot press

4.12m x 3.15m
4' 8" x 3' 1"

Modern insulated cylinder, shelved, radiator, double access doors.

First floor

Landing

Quality carpet, power points, radiator, velux type window.

Room 1

5.13m x 4.30m
16' 10" x 14' 1"

Quality carpet, power points, radiator, velux type window.

Room 2

5.18m x 4.26m
17' x 13' 11"

Timber floor, radiator, velux type window.





Building Energy Rating

BER/DEC

Address SCARTBARRY WATERGRASSHILL CO. CORK	Date Of Issue 19-08-2014	Type Of Rating Existing Dwelling
Building Energy Rating C3 207.02 (kWh/m ² /yr)	Date Valid Until 19-08-2024	DEAP Version 3.2.1
CO2 Emissions Indicator 52.62 (kgCO ₂ /m ² /yr)	BER/DEC Number 106725286	Download Advisory Report
	MPRN 10007438991	

Dwelling Details

Dwelling Type: Detached house	Floor Area: 216.66 (m ²)	Main Space Heating Fuel: Oil
No. of Storeys: 2	Wall Type: Masonry	Main Space Heating Efficiency: 85.7%
Year of Construction: 2001	Glazing Type: Double Glazing	Main Water Heating Fuel: Oil
	% Low Energy Lighting: 0%	Main Water Heating Efficiency: 85.7%

Site



Directions



Planning ref numbers

- 03/3366
- 01/4396

SCARTBARRY
WATERGRASSHILL
CO. CORK
T56 NH34 Eircode found





Viewing

Strictly by appointment with sole agent.

www.michaeldorgan.ie



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