

14 Luí Na Gréine

Mitchelstown • Co. Cork • P67 NX30

BER Pending

3 Bedroom Semi Detached House

Guide €185,000

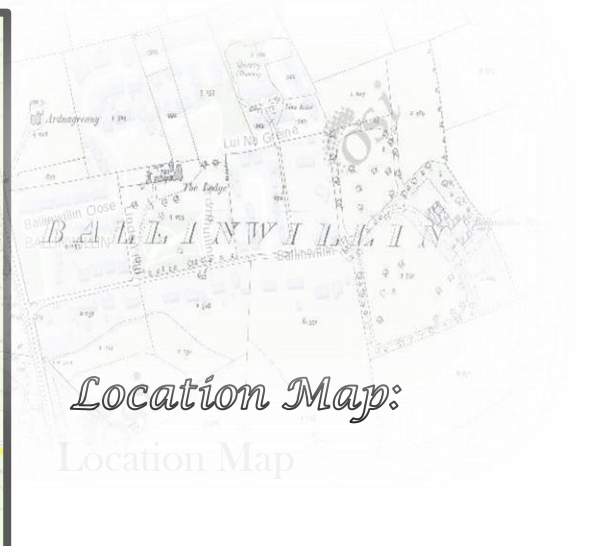
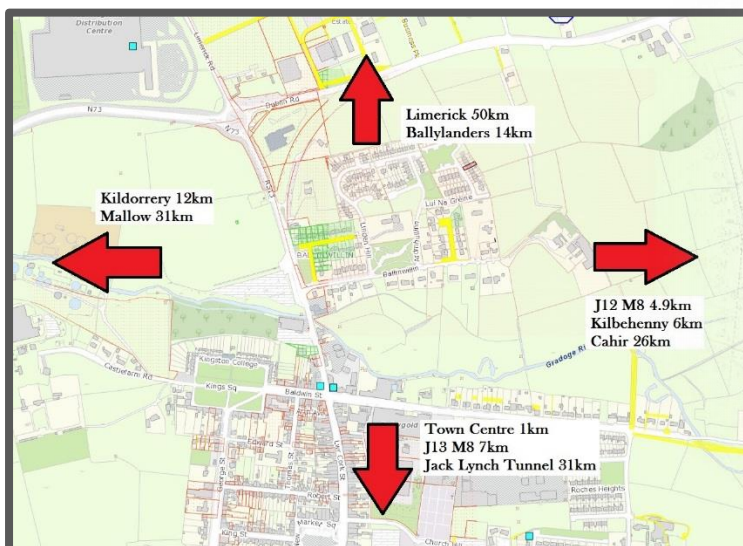
Michael Dorgan Auctioneers & Valuers are delighted to present this rare opportunity to purchase a spacious 3-bedroom home within walking distance of the town centre. Located in the Luí Na Gréine development, 2 minutes from the M8 Motorway & just over 30 minutes from the Jack Lynch Tunnel. The property can boast 3 bedrooms. A large bright Kitchen/dining area backing onto the garden with side access & natural rock feature. The property offers space, convenience & value in excellent condition.

Viewing recommended & strictly by appointment with sole agent.

Location:



Located on a short walk from the town centre. Unrivalled access to the M8 motorway at Junctions 12 & 13 (2 minutes), with the property just over 30minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from generous green areas & vibrant community



Location Map:

Location Map

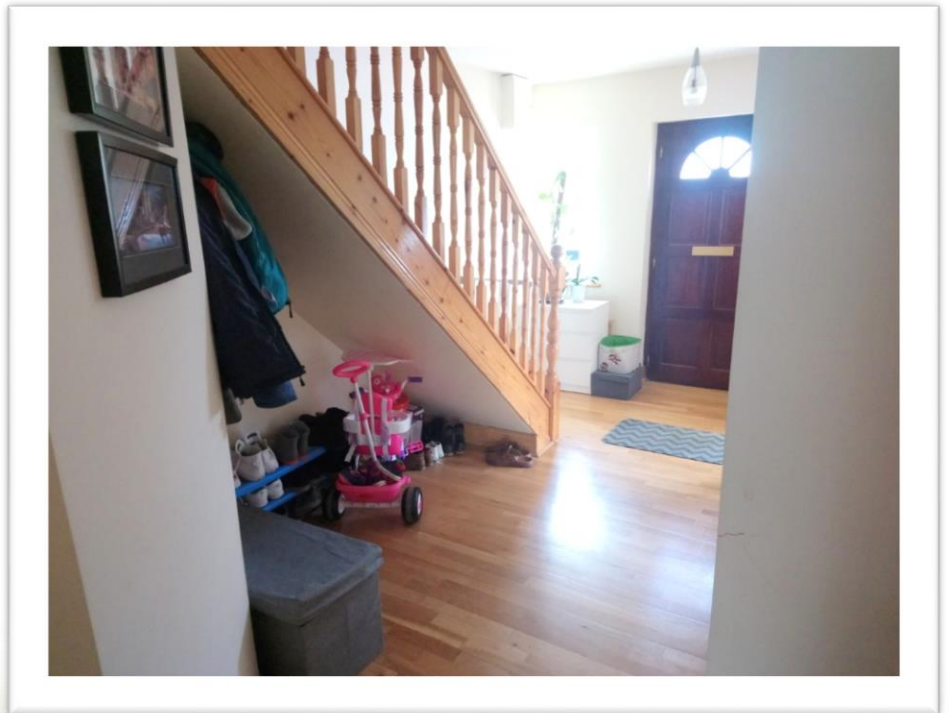
Accommodation:

Entrance hallway:

6.03m x 2.18m

(19' 9" x 7' 2")

- Timber floor.
- Power Points.
- Radiator.



W/C:

1.97m x 1.48m

(6' 5" x 4' 10")

- Timber floor.
- WHB & toilet.
- Radiator.



Livingroom:

4.01m x 3.7m

(13' 2" x 12' 1")

Open fireplace, timber surround,
tile heart, cast iron insert.

- Timber floor.
- Radiator.
- Power points.



Kitchen:

2.90m x 2.86m

(9` 6`` x 9` 5``)

Natural wall & floor units with dark work surfaces, back splash, stainless double sink.

- Heating boiler (GFCH).
- Integrated dishwasher.
- Integrated double oven.
- Hob, Stainless hood & extractor.
- Power points.
- Ceramic floor tiles.



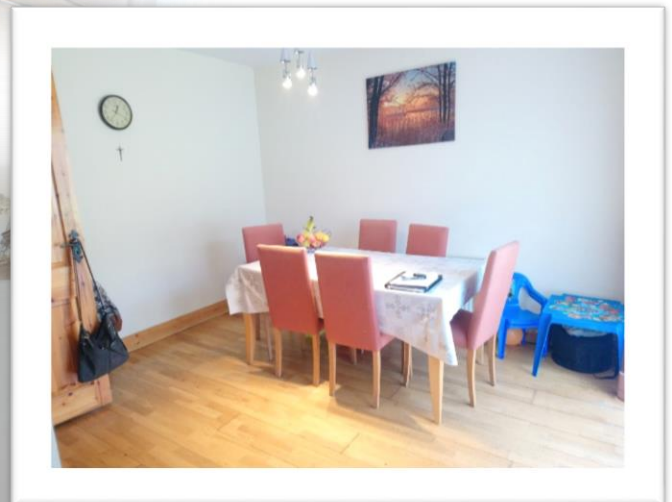
Dining:

3.62m x 3.07m

(11` 10`` x 10` 1``)

Patio door onto garden.

- Timber floor.
- Power points.
- Radiator.



First floor:

Bedroom 1:

3.80m x 3.41m
(12' 6" x 11' 2")

- Timber floor.
- Power points.
- Radiator.



Ensuite:

1.99m x 0.86m
(6' 6" x 2' 10")

- Ceramic floor tiles.
- WHB & Toilet.
- Shower.
- Radiator.
- Tiled floor to ceiling.

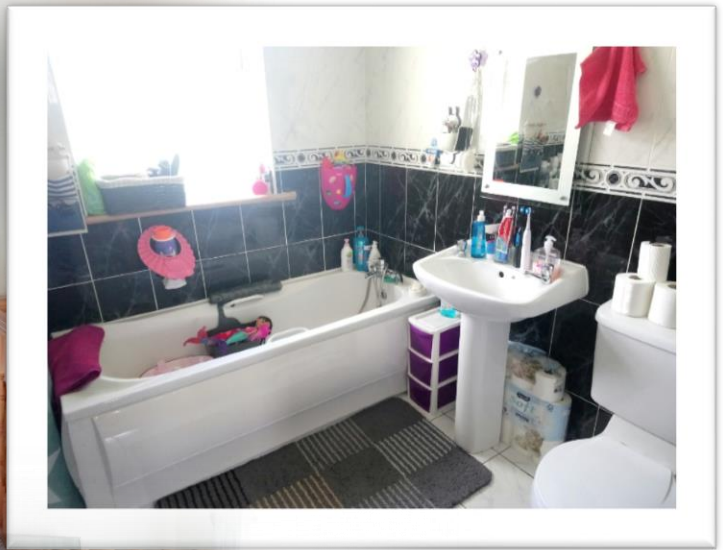


Bathroom:

2.10m x 2.06m

(6` 11`` x 6` 9``)

- Ceramic floor tiles.
- WHB & Toilet.
- Bathtub.
- Tiled to border.
- Radiator.



Bedroom 2:

4.84m x 3.16m

(12` 7`` x 10` 4``)

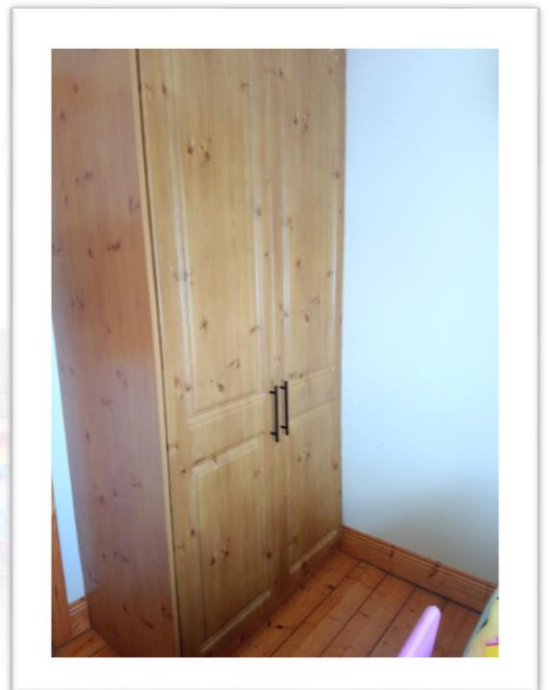
- Timber floor.
- Power points.
- Radiator.

Bedroom 3:

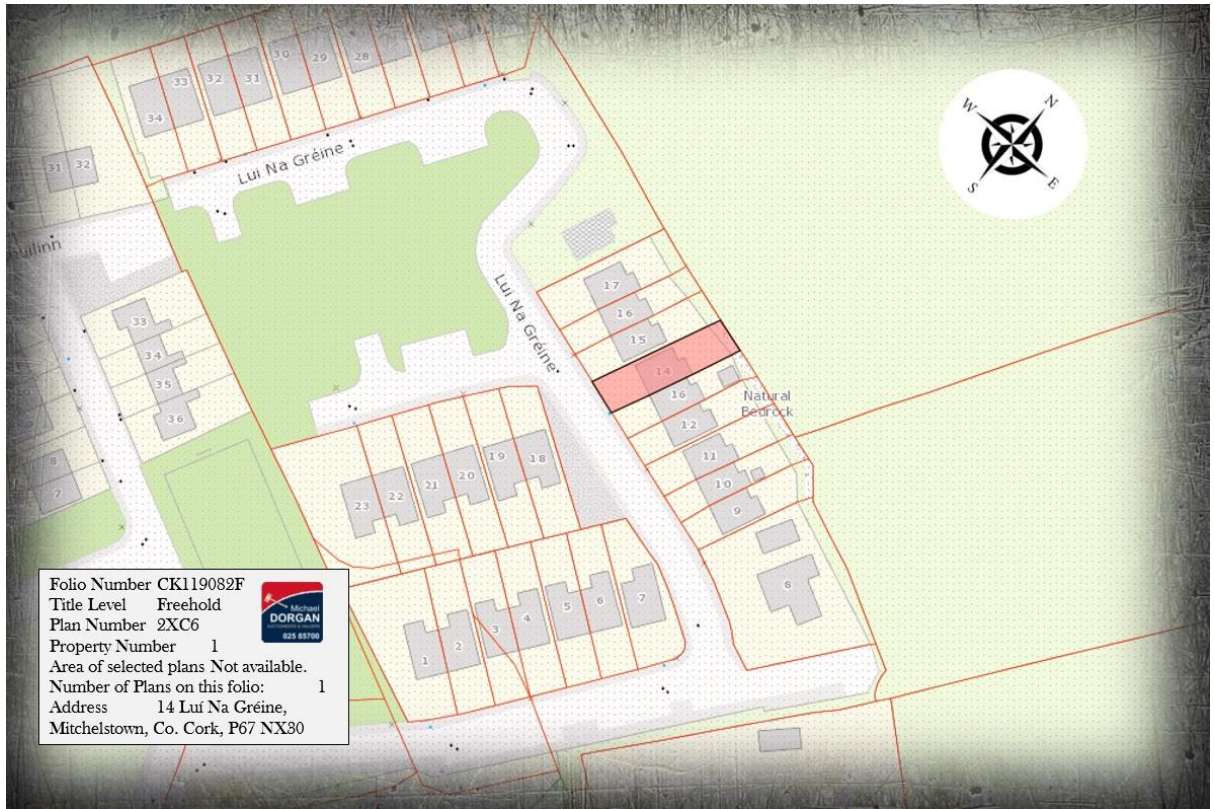
2.43m x 2.04m

(7` 11`` x 6` 8``)

- Timber floor.
- Power points.
- Radiator.
- Wardrobe.



Maps:



Directions:





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[Address Query ?](#)



Terms:



Guide: €185,000

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.

BER Pending

Building Energy Rating

BER: Pending

BER No.

EPI: kWh/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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