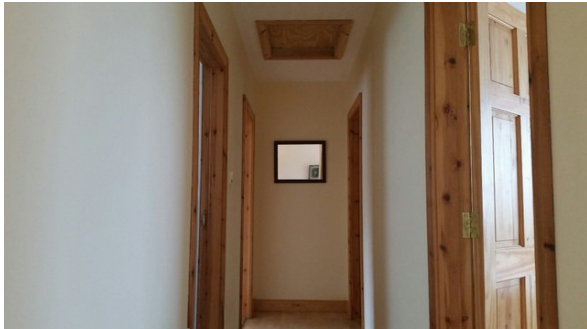


WOULFE & CO. AUCTIONEERS.

ACCOMODATION;



Entrance Hallway: **12'4 x 5'10.** Timber flooring, light fittings, spacious and bright.

Hallway: Timber flooring, light fittings, bright & spacious feel.



Kitchen/Dining Room: **22'1 x 11'9.** Tiled flooring, solid fuel stove, electric hob with extractor, integrated appliances, curtains and blinds.



Living Room: **15'10 x 11'9.** Timber flooring & ceiling, open fire with cast iron fire surround, curtains and blinds.



Utility Room: **11'9 x 5'9.** Tiled flooring, plumbed for appliances, Stira stove, light fittings.



Bedroom One: **10'0 x 9'10.** Timber flooring, light fittings, curtains and blinds.



Please note that all measurements and details are believed to be correct but any intending purchaser should satisfy himself/herself or otherwise as to the correctness of these particulars

Bedroom Two: 10'10 x 10'9. Timber flooring, light fittings, curtains and blinds.

Bedroom Three: 10'11 x 10'1. Timber flooring, light fittings, curtains and blinds.



Bathroom: 11'8 x 5'11. Tiled flooring and walls, wc, whb, Triton shower, bath, light fittings.

FEATURES:

- Circa 0.5 acre site
- Scenic setting
- Gravel and chip driveway
- Front and rear lawns
- Wrought Iron gates
- Ranch railing at the front
- Solid fuel stove
- OFCH
- Bio System
- Mains water
- 1.5 miles to Mountcollins Village and miles to Abbeyfeale



5

LOCATION:

From Abbeyfeale Town Square, take road on left by the Cellar Bar. Continue on towards Mountcollins Village and take a left turn before entering village The property is the second on the left on this road.



VIEWING:

Please ring us to make an appointment. We are open 9.30am to 5.30pm Monday to Friday.



MORTGAGE INFORMATION

We can offer independent mortgage advice dealing with several financial institutions offering the most competitive mortgages in the marketplace to suit your needs. Telephone Tess on 068 32141/087 2769609 for a free and confidential telephone consultation to suit your mortgage requirements.

Please note that all measurements and details are believed to be correct but any intending purchaser should satisfy himself/herself or otherwise as to the correctness of these particulars