

For Sale by Private Treaty

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Ailsbury Court

Mitchelstown o Co. Cork



4 Bedroom Detached Residence, Guide €250,000

Nestled on a mature private site in excellent condition. Michael Dorgan Auctioneers & Valuers are delighted to be able to offer this property, which comprises of a wealth of attractive features: Generous living accommodation, large garden laid out in patio & lawn, mature trees & shrubs, all within walking distance of amenities & just 5 minutes from Junction 13 of the M8 Motorway with the Jack Lynch tunnel just 30minutes. Viewing is highly recommended & Strictly by appointment with sole agents:

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork
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www.daft.ie
www.myhome.ie



Location



Ailsbury Court is a mature & extremely popular family development, with a wealth of green open space & immediate access to all town amenities including shops, schools (primary & secondary), day-care, Montessori, sports facilities, healthcare, bus stop(route 245) all of which are within walking distance of the residence. The M8 Motorway is nearby, making the property just 30mins from the Jack Lynch tunnel with Limerick, Cahir &Cashel just a short drive away. Despite such convenience the property benefits greatly from a picturesque scenic location and a generous site offering all the benefits of the countryside.



Location Map



Description...

This well presented and maintained 4 bedroom family home is situated on a superb large site, benefiting from exquisite front and back gardens, the boundaries of which are walled & softened by mature shrubs, trees and flower beds with the remainder set out in lawn and patio. The property can boast the following:

- Spacious living accommodation- all at ground level
- Sought after property in a private location.
- 5 minutes from junctions 13 & 14 of the M8 Motorway.
- 30minutes to the Jack Lynch tunnel.
- Within walking distance of shops and schools.
- 4 Bedrooms, 2 reception rooms, Utility room.
- Quality materials used throughout- tiles, cornicing etc.
- Double glazed windows, Alarm, OFCH.
- Side access to garden, off street parking.



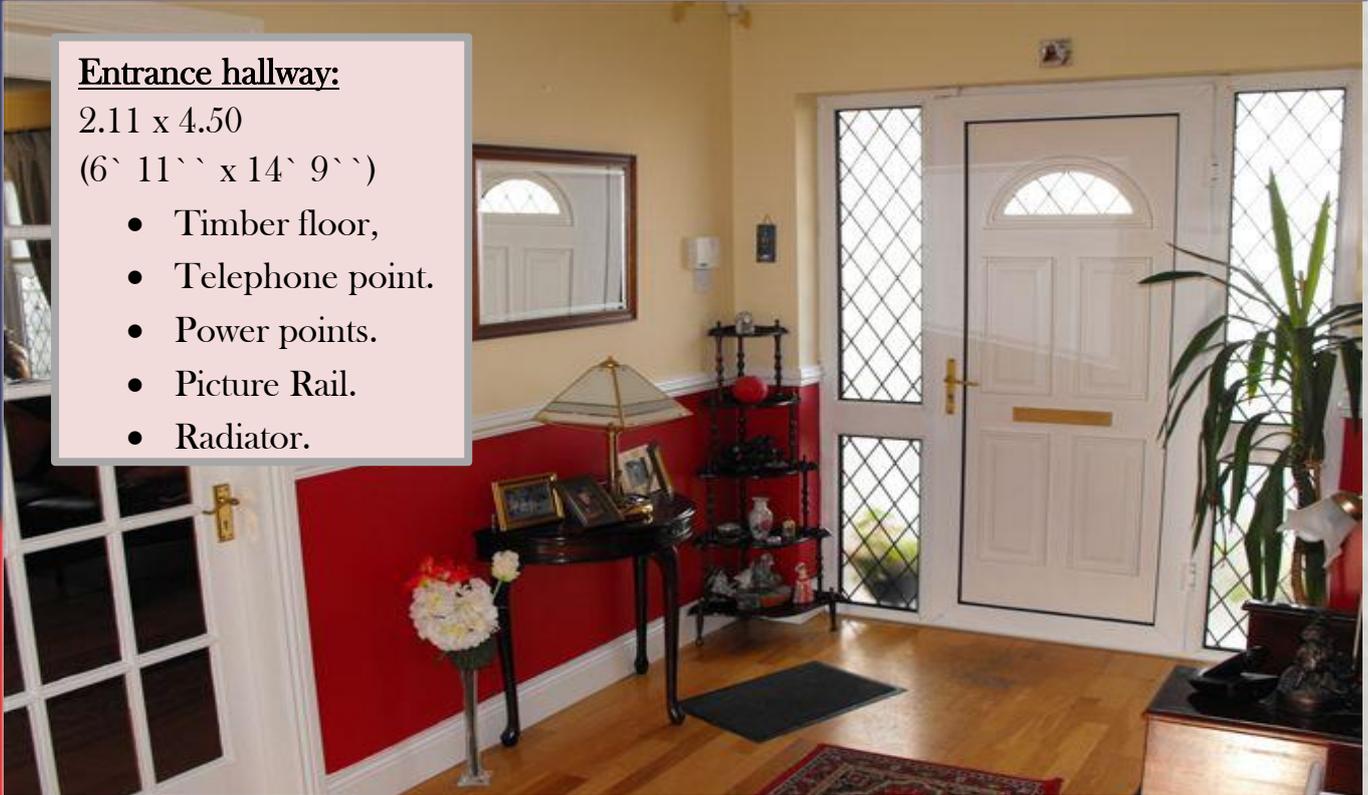
Accommodation:

Entrance hallway:

2.11 x 4.50

(6` 11`` x 14` 9``)

- Timber floor,
- Telephone point.
- Power points.
- Picture Rail.
- Radiator.



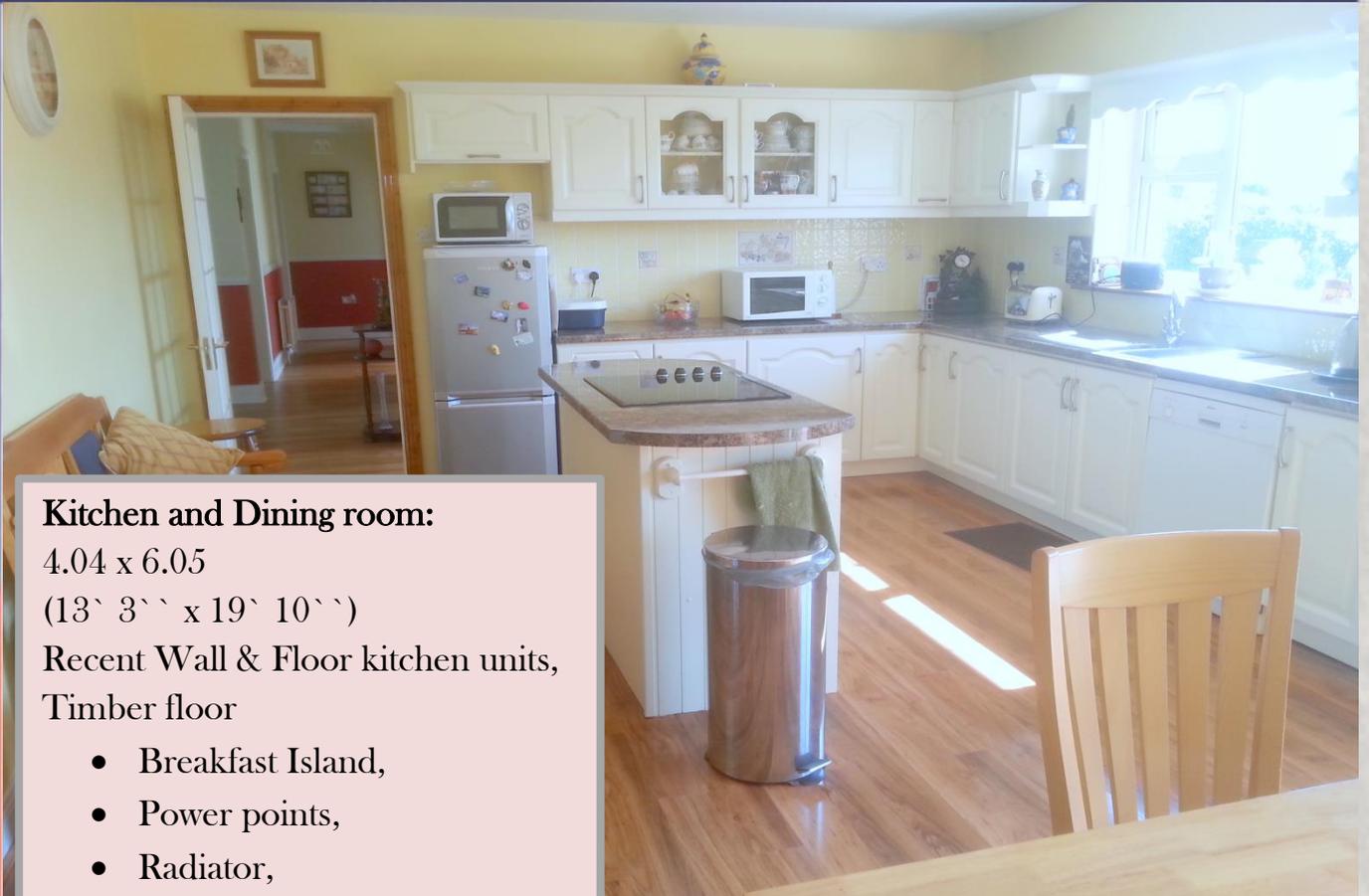
Living room:

6.91 x 3.25

(22` 8`` x 10` 8``)

- Quality Carpet.
- Radiator.
- Power points.
- Television points.
- Cast iron fireplace, with timber surround.
- Solid fuel Stove.
- Picture rail.
- Bay window.





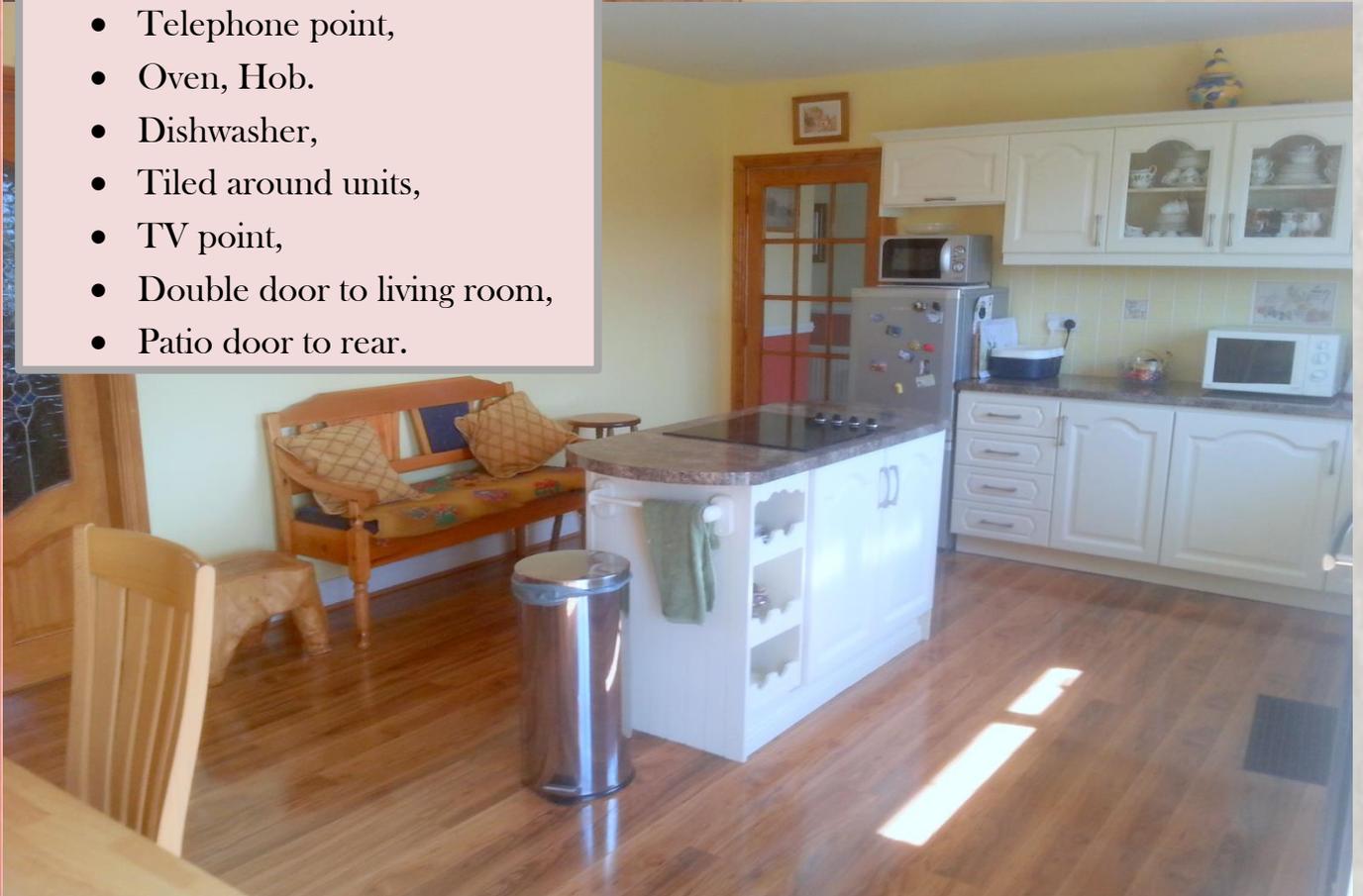
Kitchen and Dining room:

4.04 x 6.05

(13' 3'' x 19' 10'')

Recent Wall & Floor kitchen units,
Timber floor

- Breakfast Island,
- Power points,
- Radiator,
- Telephone point,
- Oven, Hob.
- Dishwasher,
- Tiled around units,
- TV point,
- Double door to living room,
- Patio door to rear.



Utility:

1.57 x 2.84

(5' 2" x 9' 4")

- Tiled floor,
- Power points,
- Plumbed for utilities,
- Wall units,
- Radiator.

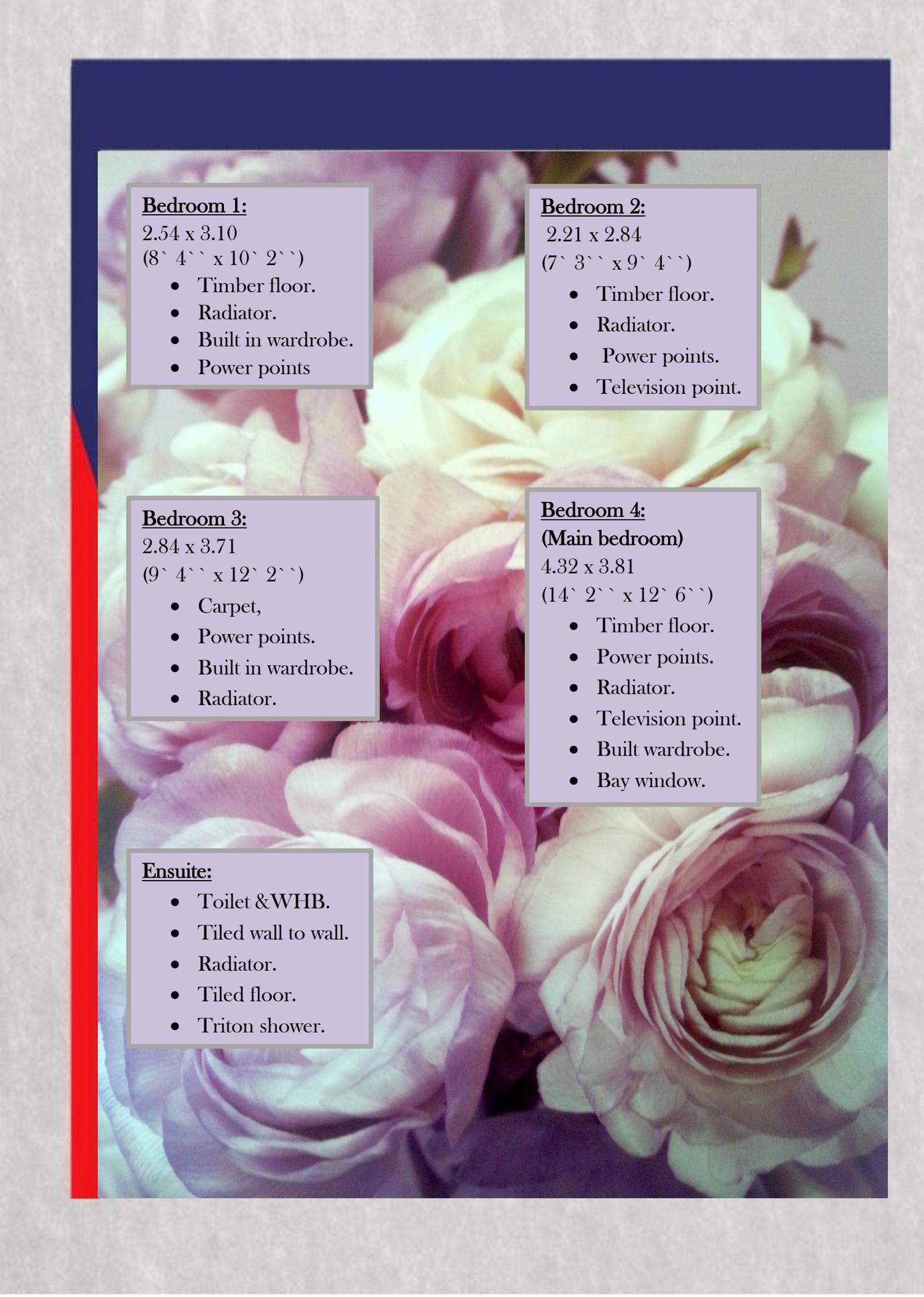
Bathroom:

2.24 x 2.13

(7' 4" x 7' 0")

- Tiled floor,
- Tiled wall to wall,
- WHB,
- Toilet,
- Bath,
- Radiator.





Bedroom 1:

2.54 x 3.10

(8' 4" x 10' 2")

- Timber floor.
- Radiator.
- Built in wardrobe.
- Power points

Bedroom 2:

2.21 x 2.84

(7' 3" x 9' 4")

- Timber floor.
- Radiator.
- Power points.
- Television point.

Bedroom 3:

2.84 x 3.71

(9' 4" x 12' 2")

- Carpet,
- Power points.
- Built in wardrobe.
- Radiator.

Bedroom 4:

(Main bedroom)

4.32 x 3.81

(14' 2" x 12' 6")

- Timber floor.
- Power points.
- Radiator.
- Television point.
- Built wardrobe.
- Bay window.

Ensuite:

- Toilet & WHB.
- Tiled wall to wall.
- Radiator.
- Tiled floor.
- Triton shower.

Documents:

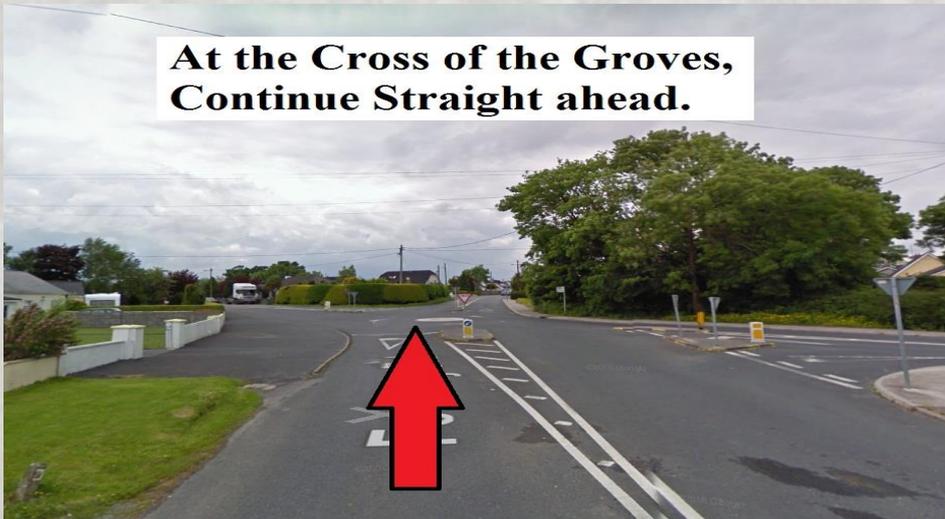


Directions:

**Leave Mitchelstown on the Fermoy Road,
Turn right at Esso.**



**At the Cross of the Groves,
Continue Straight ahead.**



**Take the next Left,
Entering Ailsbury Court.
Sixth house on the LHS.**



Terms:



Guide €250,000

This Superb 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
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700

Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



Building Energy Rating

BER: Pending

BER No.

EPI: /m²/yr

Full BER Certs & Advisory reports available on request.

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