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10 Páirc Na gCrann

Glanworth • Co. Cork • P51 XA43

BER B3

Guide: €235,000

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

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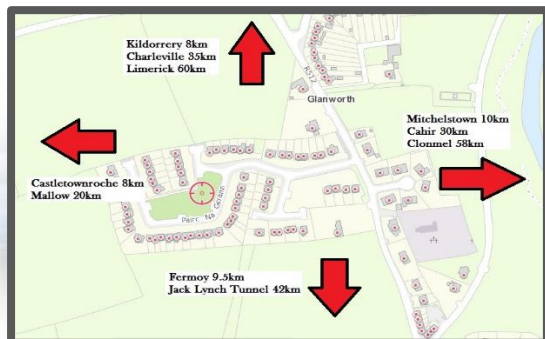
Features

For Sale by Private Treaty

Michael Dorgan Auctioneers are Valuers are delighted to present this immaculate 3 bedroom family home to the market. Situated in a most exclusive recent development, a short walk from the amenities of Glanworth village, just 10minutes from both Mitchelstown & Fermoy & a short commute from Cork, Limerick & Clonmel. Offering a wealth of space, quality & avenues for further potential.

Located just off the Kildorrery Rd nestled among the maturing greens of the Páirc Na gCrann development & 5 minutes walk from the amenities of the village, school, day-care & shops. This property is just 15minutes from the M8 Motorway & is just over 30minutes from the Jack Lynch Tunnel.

- C. 110.38m² /C.1,188sqft.
- Mains Water & Sewerage.
- Oil fired central heating system.
- Areas are set out in lawn & cobble block.
- Hardwood front door.
- Woodgrain PVC double glazed windows.
- Ground floor guest W/C.
- Generous reception areas.
- 15minutes from the M8 Motorway.
- 30minutes from the Jack lynch tunnel.
- Large front garden & large driveway.
- Timber garden shed. Stone walls & patio.



Accommodation

Ground Floor:

Entrance hallway
4.79m x 2.47m
15'9" x 8'1"
Timber floor, radiator, power points, cornicing, recessed lighting, roller blinds.

Livingroom
4.90m x 3.93m
16'1" x 12'11"
Feature granite fireplace with inset stove, timber floor, cornicing & rose, power points, radiator, blinds.

Kitchen/dining
6.51m x 3.70m
21'4" x 12'2"
Shaker style wall & floor units, dark work surfaces, tile back splash, plumbed for utilities, integrated oven/hob & extractor fan, floor tiles, recessed lights & light fitting, power points, radiator, French doors.

W/C
1.67m x 1.370m
5'6" x 4'6"
Whb & toilet, radiator, roller blind, tiled behind whb, floor tiles.

First Floor:

Bedroom 1
4.33m x 3.67m
14'3" x 12"
Quality carpet, built in wardrobe, recessed lighting, power points, radiator, roller blinds.

Ensuite
2.53m x 1.27m
8'4" x 4'2"
Whb & toilet, mains type shower, tiled floor to ceiling, floor tiles, vanity light, power points, radiator.

Bedroom 2
3.74m x 3.40m
12'3" x 11'2"
Timber floor, shelved, blinds, power points, radiator.

Bedroom 3
2.71m x 2.25m
8'11" x 7'5"
Timber floor, blinds, power points, radiator.

Bathroom
2.67m x 2.51m
8'9" x 8'3"
Floor tiles, vanity with under storage, bathtub, toilet, tiled behind bath & vanity, towel radiator.

Attic
Head height 2.43m/ 8ft
Floored & lighting.

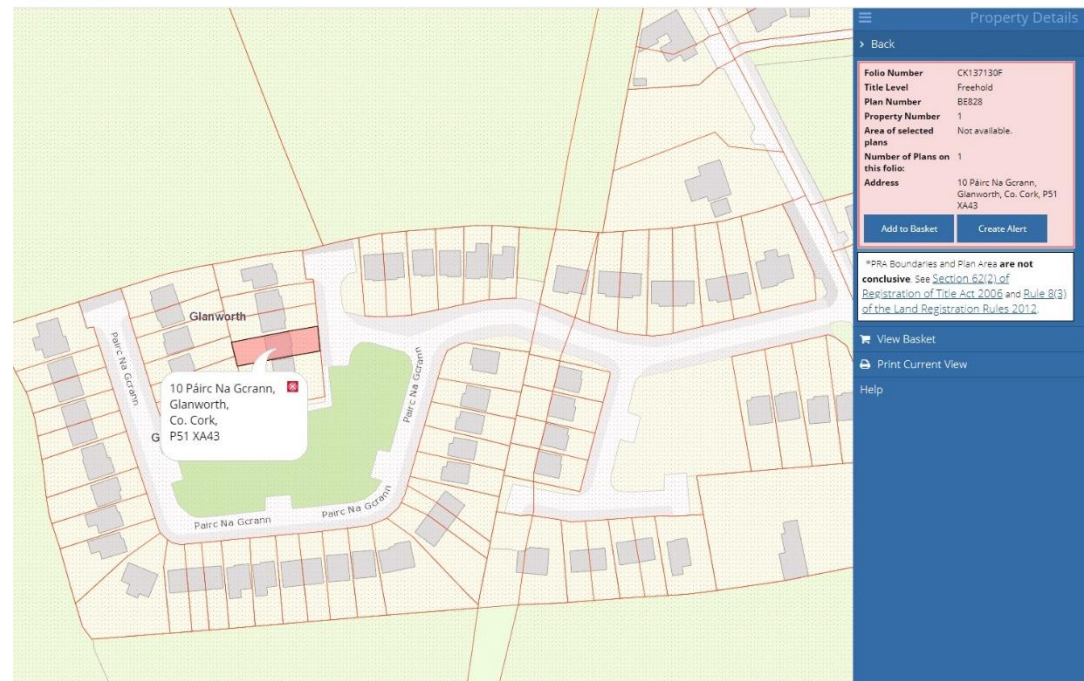


Building Energy Rating

BER/DEC		
Address 10 PAIRC NA GCRANN GLANWORTH CO. CORK	Date Of Issue 17-09-2020	Type Of Rating Existing Dwelling
Building Energy Rating B3 146.34 (kWh/m²/yr)	Date Valid Until 17-09-2030	DEAP Version 4.0.0
CO2 Emissions Indicator 36.46 (kgCO ₂ /m ² /yr)	BER/DEC Number 113298020	

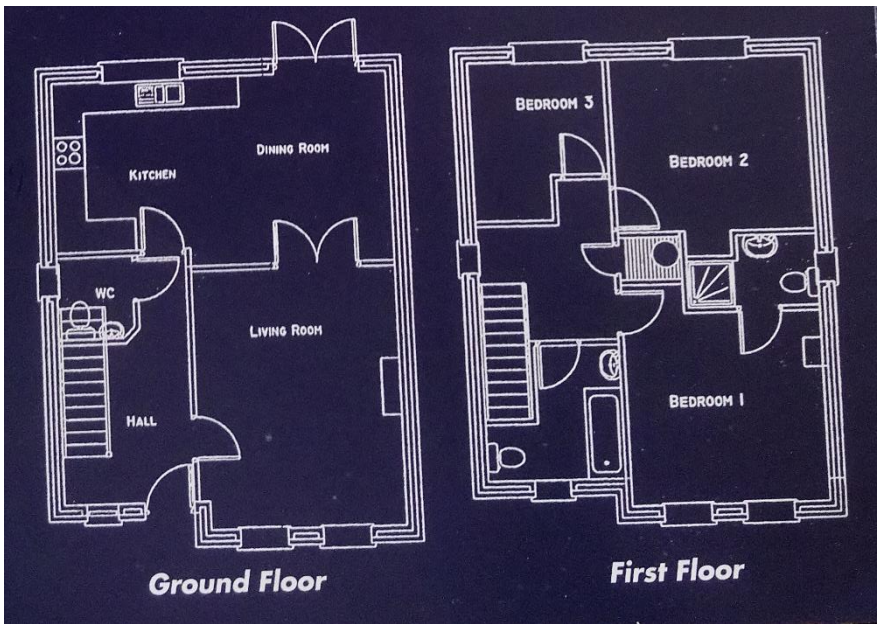
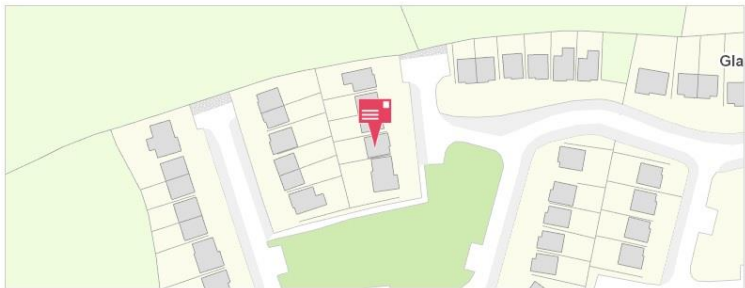
Dwelling Details		
Dwelling Type: Detached house	Floor Area: 110.38 (m ²)	Main Space Heating Fuel: Oil
No. of Storeys: 2	Wall Type: Masonry	Main Space Heating Efficiency: 85.5%
Year of Construction: 2006	Glazing Type: Double Glazing	Main Water Heating Fuel: Oil
		Main Water Heating Efficiency: 85.5%

Site



Directions

10 PÁIRC NA GCRANN
GLANWORTH
CO. CORK
P51 XA43
Address Query ?







Viewing

www.michaeldorgan.ie



Strictly by appointment with sole agent.

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