

Cullenagh

Kildorrery • Co. Cork



5 Bedroom Country House

Guide €275,000

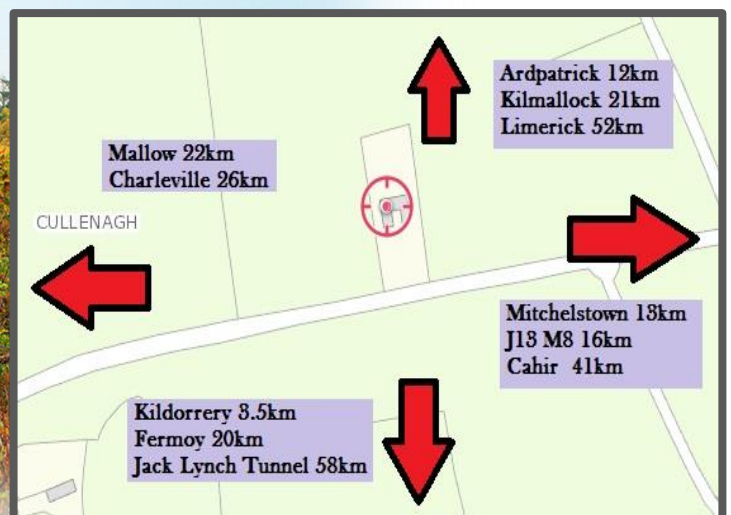
Michael Dorgan Auctioneers & Valuers are delighted to present this superb family home to the market, the prodigious & successful layout takes full advantage of the sites aspect & mountain views. The generous c.0.56 of an acre site benefits from mature planting & large shrubs/trees with areas set out in lawn are tarmacadam. Internally there are 5 bedrooms & an assortment of reception rooms of excellent proportion, this coupled with a convenient location just off of the N73 with the Jack Lynch Tunnel 40minutes drive further complements this unusual property.

Viewing recommended & strictly by appointment with sole agent:

Location:



Located just off the N73, a stones throw from the amenities of Kildorrery village, 15minutes from Fermoy & Mitchelstown. Mallow, Cahir & Limerick are all within a short drive. The M8 Motorway is easily accessed at Junction 13 (15 minutes), with the property just 40minutes from the Jack Lynch tunnel. Despite such convenience the property benefits greatly from a picturesque scenic Ballyhoura location with the most superb countryside views. Fishing, hill walking & equestrian activities are all prominent close-by.



Features:

This well presented property plays host to a number of attractive features:

- Superb countryside views.
- 15 mins from junction 14 of M8 Motorway.
- Bright Spacious living accommodation.
- 40minutes to the Jack Lynch tunnel.
- A short drive from shops & schools.
- PVC double glazed windows & doors.
- OFCH, two solid fuel stoves.
- Recent upgraded Bio-tech sewerage treatment unit.
- Sandstone feature fireplace with rustic mantle beam.
- Mature landscaped gardens with patio.
- Large storage shed, cobble block paving.
- Tarmacadam driveway, wrought iron entrance gates.



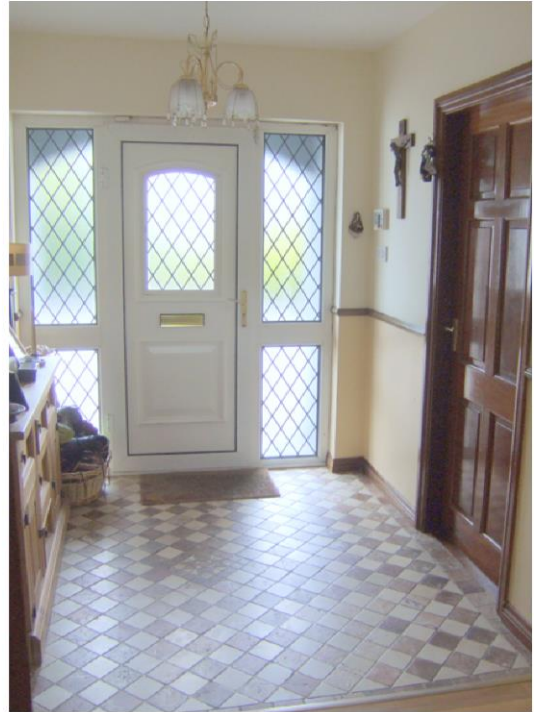
Accommodation:

Entrance hallway:

3.38m x 2.16m

(11' 1" x 7' 1")

- Ceramic tile & timber floor.
- Power points & Light fittings.
- Radiator & Hot press.



Reception room:

Reception room/livingroom

6.12m x 3.02m

(20' 1" x 9' 11")

- Timber floor.
- Feature staircase.
- Solid fuel stove.
- Power points.



Livingroom:

5.97m x 4.29m

(19' 7" x 14' 1")

Feature sandstone fireplace with limestone arch, rustic mantel beam.

- Solid fuel stove.
- Timber floor.
- Power points.
- Radiator.
- Panelled ceiling.
- Patio door.



Kitchen/dining room:

4.32m x 4.22m

(14' 2" x 13' 10")

Wall & floor kitchen units with neutral work surfaces & ceramic tile back splash.

- Integrated cooker & hob.
- Extractor fan.
- Stainless steel sink.
- Panelled herring bone ceiling.
- Recessed lighting.
- Power points.
- Radiator.



Utility:

2.46m x 2.11m

(8' 1" x 6' 11")

- Ceramic floor tiles.
- Plumbed for utilities.
- Radiator.





Bedroom 1:

Master bedroom

4.37m x 3.02m

(14' 4" x 9' 11")

- Timber floor.
- Power points.
- Radiator.



Ensuite:

1.17m x 3.05m

(3' 10" x 10')

- Ceramic floor tiles.
- WHB & toilet.
- Double threshold shower.
(Electric)
- Tiled wall to wall.
- Radiator.



Bathroom:

2.46m x 1.78m

(8' 1" x 5' 10")

- WHB, Toilet & Bath.
- Radiator.
- Ceramic floor tiles.
- Tiled wall to wall.



Bedroom 2:

3.05m x 2.52m

(10' x 8' 3")

- Timber floor.
- Power points.
- Radiator.



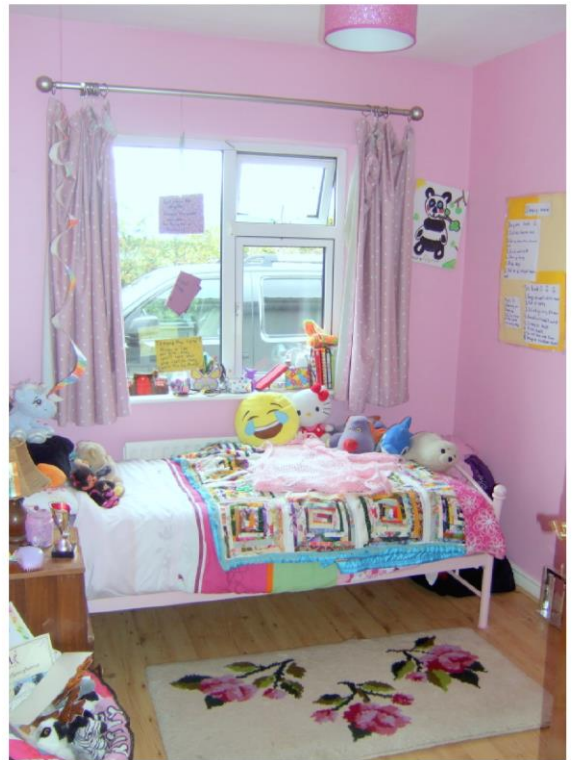


Bedroom 3:

3.05m x 2.16m

(10' x 7' 1'')

- Timber floor.
- Power points.
- Radiator.



Bedroom 4:

4.37m x 3.02m

(14' 4' x 9' 11'')

- Carpet.
- Power points,
- Radiator.

First floor:

Bedroom 5:

5.11m x 4.32m

(16' 9" x 14' 2")

- Feature open fireplace.
- Power points.
- Radiator.
- Mountain views.



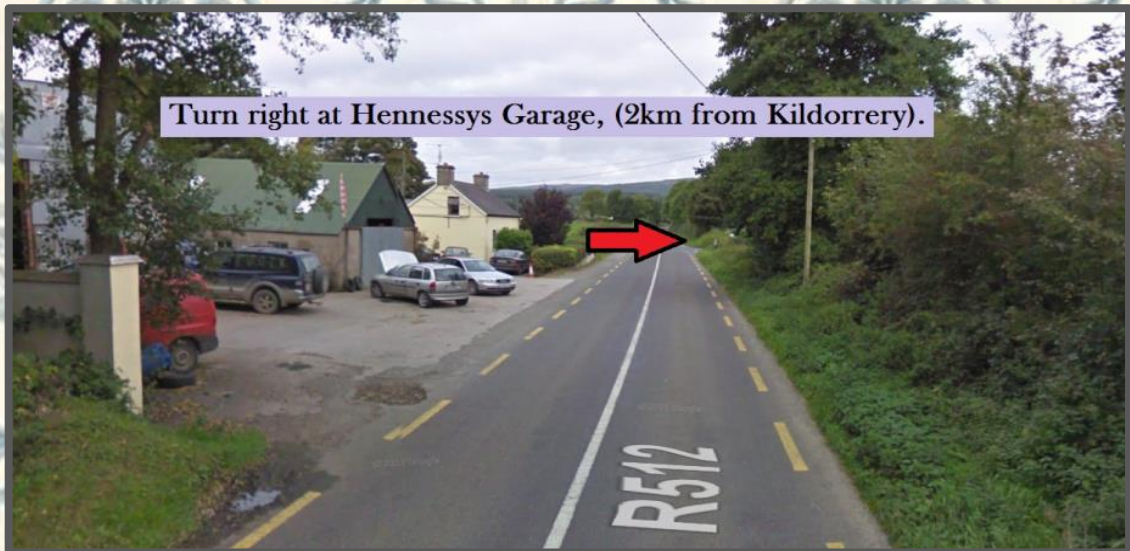
Outside:

The property benefits from a generous C.0.56 of an acre site with picturesque views of the countryside & Ballyhoura Mountains.

- Tarmacadam drive.
- Large storage shed
- Mature professional landscaping.
- Mature trees & raised beds.
- Wrought iron entrance gates.
- Cobble block patio & paving.
- Mesh pet proof fencing around the entire perimeter.
- Concealed heating boiler & oil storage.



Directions:



Documents:



Floor plans:







Terms:



Guide: €275,000

This unique property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with agents:

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Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



Building Energy Rating

BER: D1

BER No. 109828764

EPI: 249.59 kWh/m²/yr

Full BER Certs & Advisory reports available on request.



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All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.