

# Michael Dorgan

**AUCTIONEERS & VALUERS**

**For Sale By Private Treaty**  
**Galtee View**  
**Ballyporeen**  
**Co. Tipperary**  
**Guide €75,000**

**BER** *Pending*



Michael Dorgan Auctioneers & Valuers are delighted to present this excellent 3bedroom family home to the market in a popular mature development. Benefitting from a large corner site, off street parking, wood grain double glazed windows, walking distance of schools & shops. All in all a superb opportunity for a first time buyer, the property also represents superb investment potential with a strong local letting demand. Viewing strictly by appointment.

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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Galtee View  
Ballyporeen  
Co.Tipperary

## Accommodation:

### Entrance hallway

1.75 x 4.7  
(5` 9`` x 15` 5``)

- Solid timber floor
- Staircase
- Radiator
- Ceiling rose
- Telephone point
- Power points
- Quality skirting & Architrave



## **Sitting Room**

4.70 x 3.43  
(15' 5" x 11' 4")

- Solid timber floor
- Solid fuel stove
- Tiled hearth
- Panelled ceiling with light fitting
- Bay window
- Power and TV points



## **Kitchen**

5.3 x 3.4  
(17' 6" x 11' 2")



- Vinyl tile floor
- Radiator
- Panelled ceiling with dual light fitting
- Wall & Floor Kitchen units
- Hot & Cold Stainless sink
- Tiled back splash
- Extractor fan
- Plumbed for utilities
- Hot press



## **Bath room**

1.75 x 2.1  
(5' 9" x 6' 10")

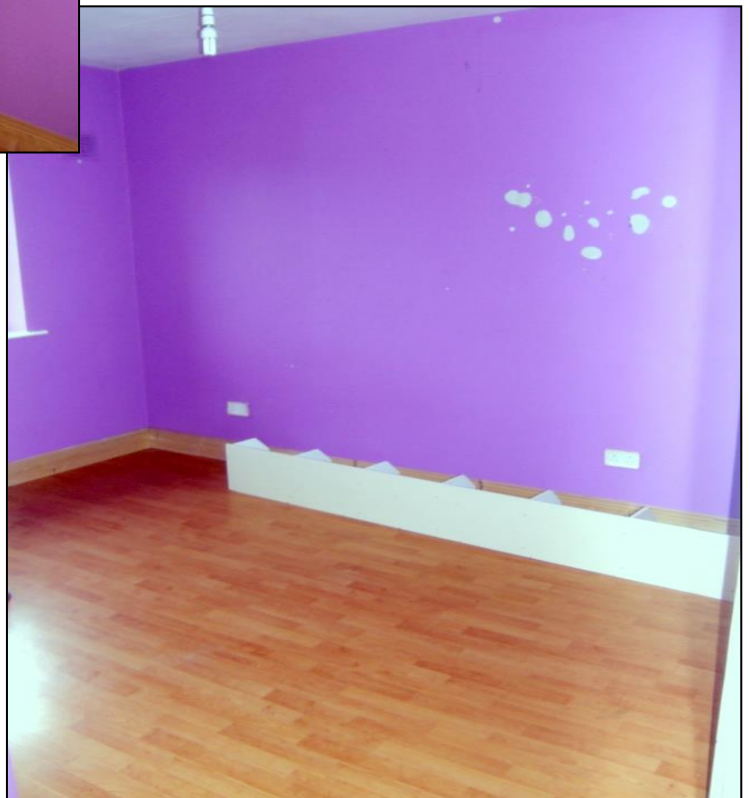
- Toilet
- WHB
- Shower
- Extractor fan
- Radiator



## **Bedroom 1**

3.2 x 4.4  
(10' 5" x 14' 5")

- Ceiling rose
- Built in wardrobe
- Laminate timber floor
- Power points
- Vent



### **Bedroom 2**

3.15 x 3.15  
(10` 4`` x 10`4``)



- Built in wardrobe
- Power points
- Vent
- Radiator
- Blinds
- Laminate timber floor

### **Bedroom 3**

2.9 x 2.5  
(9` 5`` x 8`2``)



- Built in storage
- Radiator
- Laminate timber floor
- Power points
- Vent

## Outside:

The Property features side access, Concrete garden shed, water feature, Aera set out in concrete, gravel and lawn. A Short distance from local playing fields and excellent countryside views.



## Features:

- Spacious Living Accommodation
- Large garden, patio, water feature and off street parking
- 40minutes from Jack Lynch tunnel
- 5 Minutes drive Ballyporeen village.
- Stunning countryside views.
- Cul de sac location
- One of the largest gardens in Galtee view with side access.
- Teak double glazed windows.
- Firebird boiler and oil tank.
- Walking distance of Church/Schools/Shop and bus Route with regular service (number 007 Kilkenny)
- Superb rental potential
- Mountain views.







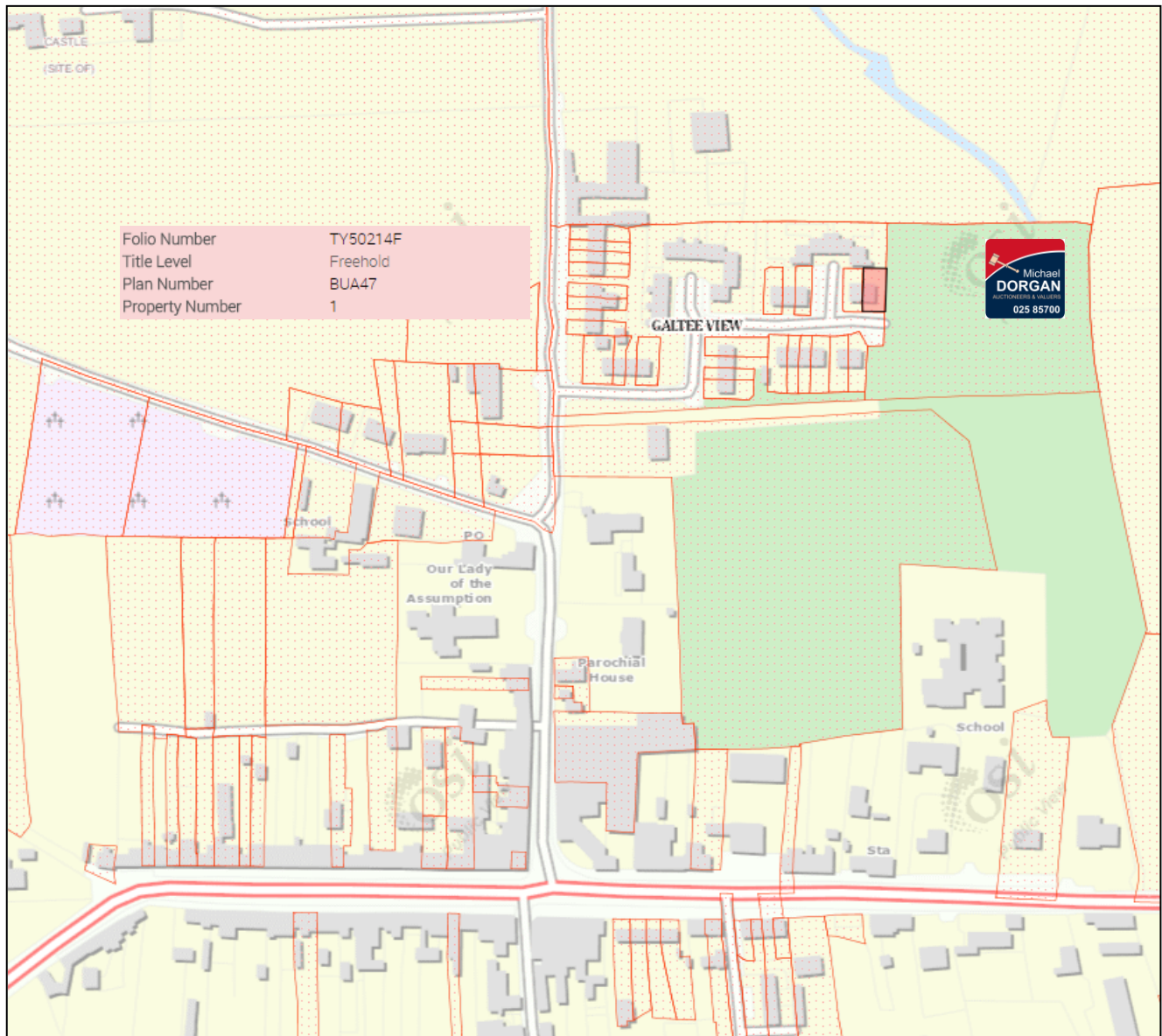
## Directions:

From Mitchelstown, drive to Ballyporeen:



## Location:

Located a short drive from Ballyporeen village close to all amenities and within commuting distance of major centres ie. Cork, Clonmel, Mallow, Limerick, Fermoy & Mitchelstown



## Viewing:

**Strictly by appointment with agents:**

**Michael Dorgan Auctioneers & Valuers**  
**Baldwin Street**  
**Mitchelstown**  
**Co. Cork**  
**025)85700**

## Services:

Mains water & Sewerage, OFCH

