

# Michael Dorgan

**AUCTIONEERS & VALUERS**

**For Sale By Private Treaty**

**No.3 The Meadows  
Abbey Farm  
Mitchelstown  
Co. Cork**

**Guide €330,000**



Well appointed detached four bedroom bungalow standing on a well manicured site with gardens front and rear, accessed by a chip stone driveway. Internally is presented in pristine condition and finished to the highest of standards.

Viewing comes highly recommended.

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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**[www.daft.ie](http://www.daft.ie)**  
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## **Accommodation:**

<b><u>Hallway</u></b>	7.82 x 1.02 (25` 8`` x 3` 4``)	
<b><u>Living room</u></b>	4.05 x 3.97 (13` 3`` x 13` 0``)	Open fireplace with oak surround
<b><u>Kitchen/Dining Room</u></b>	5.94 x 3.18 (19` 6`` x 10` 5``)	Fitted kitchen units with integrated hob, oven and fridge freezer
<b><u>Utility room</u></b>	2.28 x 1.51 (7` 6`` x 4` 11``)	
<b><u>Bath room</u></b>	3.18 x 1.81 (10` 5`` x 5` 11``)	
<b><u>Bedroom 1(with ensui</u></b>	4.43 x 3.18 (14` 6`` x 10` 5``)	
<b><u>En suite bathroom</u></b>	1.05 x 3.18 (3` 5`` x 10` 5``)	
<b><u>Bedroom 2</u></b>	4.00 x 2.70 (13` 1`` x 8` 10``)	
<b><u>Bedroom 3</u></b>	3.07 x 2.87 (10` 1`` x 9` 5``)	
<b><u>Bedroom 4</u></b>	3.07 x 2.87 (10` 1`` x 9` 5``)	



**Outside:**

There is a garden to the front and a large landscaped garden to the rear of the property.

**Features:**

- Cul de Sac
- OFCH
- PVC Double-glazed windows
- Landscaped garden
- Private parking
- Close to all amenities

**Directions:**

From the Michael Dorgan office, take a right up through the town. When you get to the top of the town, turn left for Araglen. Take the third left (1st for Tesco, 2nd for CBS), then second right and the property is third on the left.

**Location:**

The property is located just minutes walk from the town centre and all amenities eg. schools, church & Tesco shopping centre

**Inclusions:**

Integrated hob, oven & fridge-freezer

**Viewing:**

**Strictly by appointment with Michael Dorgan Auctioneers & Valuers,  
Baldwin St, Mitchelstown 025)85700**

**Services:**

All mains services.