

FOR SALE

Garrylaurence, Dungourney, Co. Cork P25 DK81
Circa 30-acre residential farm holding.



Paul O'Driscoll Auctioneer is delighted to bring to the market this most attractive C30-acre residential farm holding all laid out in grass.

The property is in an excellent location in East Cork, only a 5 mins drive from the village of Dungourney and 14km from Midleton Town.

The residence is a bright spacious detached property on a slightly elevated site with an east west aspect. It is in excellent condition throughout, and accommodation comprises of hallway, living room, dining room, kitchen, 3 bedrooms and a bathroom.

There are a number of good single storey out buildings that can easily be adapted for a multitude of uses such as workshop, storage units or stables. Walled in garden with mature shrubs and pedestrian entrance.

The land is all in one block and has excellent road frontage, is well fenced and is all in grass.

This Property is be offered for sale in one or more lots.

- Lot 1: Entire holding on C30.64 acres with residence.
- Lot 2: Residence on C1.82 acres with yard and outbuildings.
- Lot 3: C28.82 acres of land with good road frontage.

ACCOMMODATION

Hallway **13ft 5 x 3ft 10**

PVC entrance door with glass panels, fanlight and letter box.
Mosaic tiled flooring. Radiator. Access to the attic.
Door to living room and door to dining room.

Living Room: **14ft 11 x 12ft**

Carpet. Dual Aspect. Marble fireplace with fitted electric fire.
2 Radiators. Cornicing. Fitted built in unit.

Dining Room: **13ft 11 13ft 6**

Vinyl flooring. Brick fireplace with built in wood burning stove.
Window. Radiator. Built in storage unit. Access to attic.

Kitchen: **11ft 11 x 8ft 4**

Tiled flooring. Fully fitted kitchen with wall and floor units. Tiled splashback. Two windows. Extractor hood. Stainless steel sink.
Plumbed for dishwasher and Washing machine.

Bathroom: **10ft 4 x 5ft 10**

Fully tiled walls and floor. Toilet and wash hand basin. Shower unit with electric shower. Has disability access. Radiator. Three windows.

Bedroom 1: **13ft 11 x 10ft 5**

Vinyl floor covering. Window. Radiator. Two fitted wardrobes.
Door to bathroom and door to hallway.

Bedroom 2: 16ft 7 x 8ft 2

Carpet. Window. Radiator. Built in Wardrobe.

Bedroom 3: 10ft 6 x 9ft 3

Carpet. Window. Radiator. Built in Wardrobe.

Services.

- Water by way of bored well.
- Septic Tank
- Oil central heating



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