

# Ballybeg

Mitchelstown • Co. Cork • P67 CF64



**BER** Pending



## 2 Bedroom Detached House on C.2.12 Acres of Land Guide €175,000

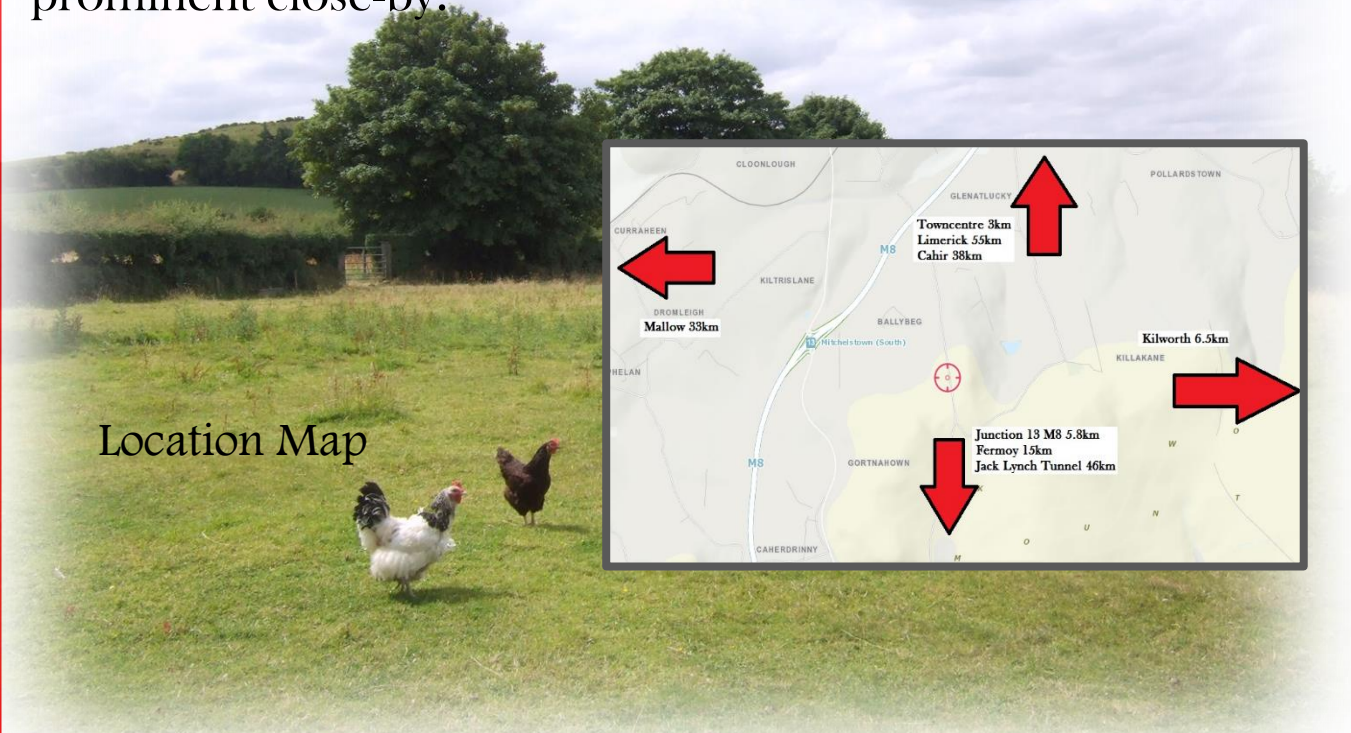
Michael Dorgan Auctioneers & Valuers are delighted to present this superb opportunity to the market, a stones throw from the amenities of Mitchelstown, Just over 10minutes from Fermoy & 45 minutes from the Jack Lynch tunnel, this well located property benefits from an exceptional c.2.12 acre site. Viewing recommend & strictly by appointment with sole agent:



## Location:



Located just off the Fermoy Rd, 5 minutes from the amenities of the town centre. This country house is a short drive from the M8 Motorway with the Jack Lynch Tunnel just over 40minutes. Limerick, Cahir, Clonmel & Tipperary are all just a short drive. Fishing, hill walking & outdoor activities are all prominent close-by.



Location Map





# Features:

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

- Packed with original & reclaimed features.
- Short drive from Mitchelstown town centre.
- Unusually large c.2.12 acre site with several avenues for further potential. Water & septic tank.
- Oil fired central heating system.
- Numerous restored stone outbuildings.
- 5mins from the M8 Motorway (J13 Gortnahown)
- 45mins from the Jack Lynch Tunnel.
- Sports activities, facilities & clubs nearby.



# Accommodation:

## Living room:

3.63m x 3.38m

(11' 11" x 11' 1")

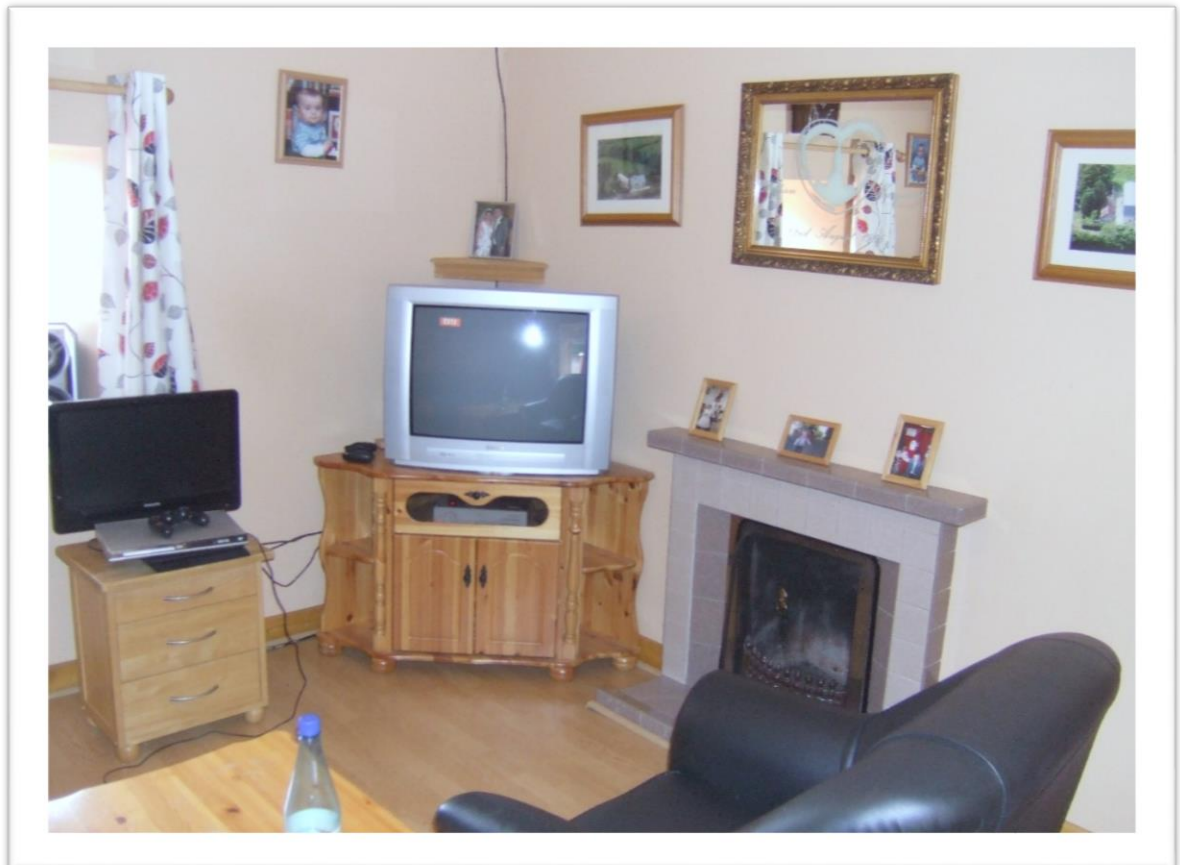
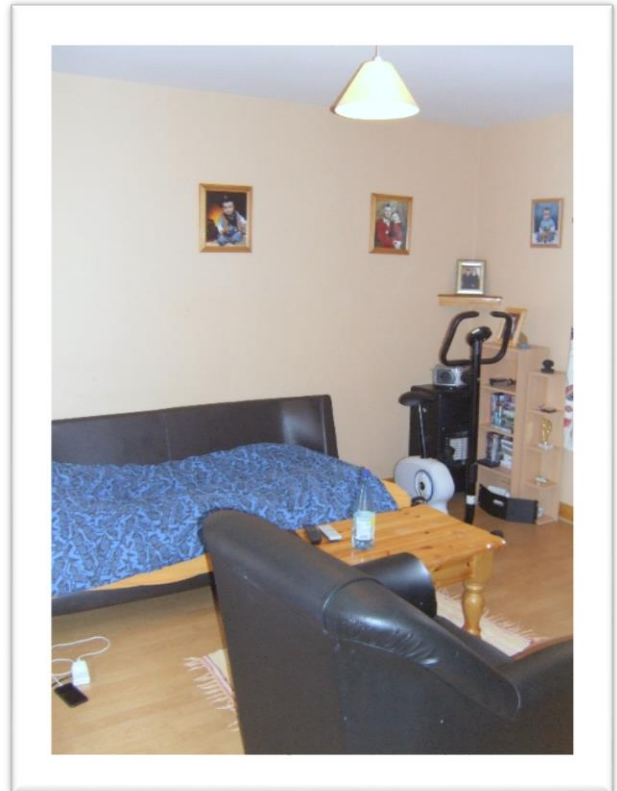
- Tile open fireplace.
- Ceramic floor tiles.
- Power points & Radiator.

## Entrance hallway:

1.55m x 0.81m

(5' 1" x 2' 8")

- Ceramic floor tiles.





**Kitchen:**

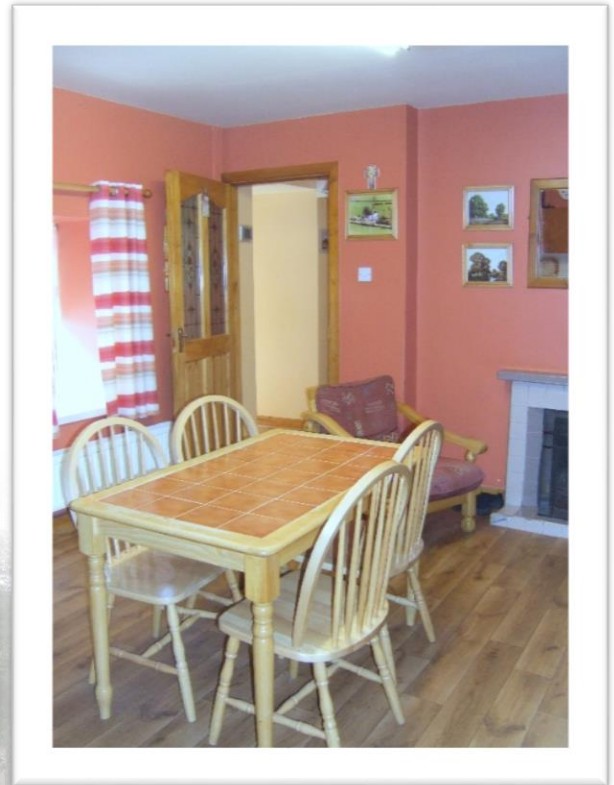
4.78m x 3.66m

(15` 8`` x 12`)

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

Stainless hot & cold sink.

- Vinyl flooring.
- Power points & Radiator.
- Plumbed for utilities.
- Tile open fireplace.

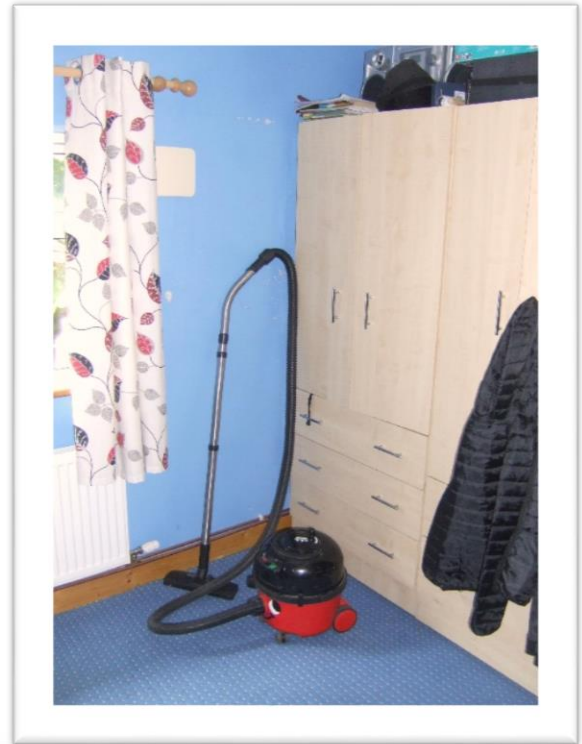
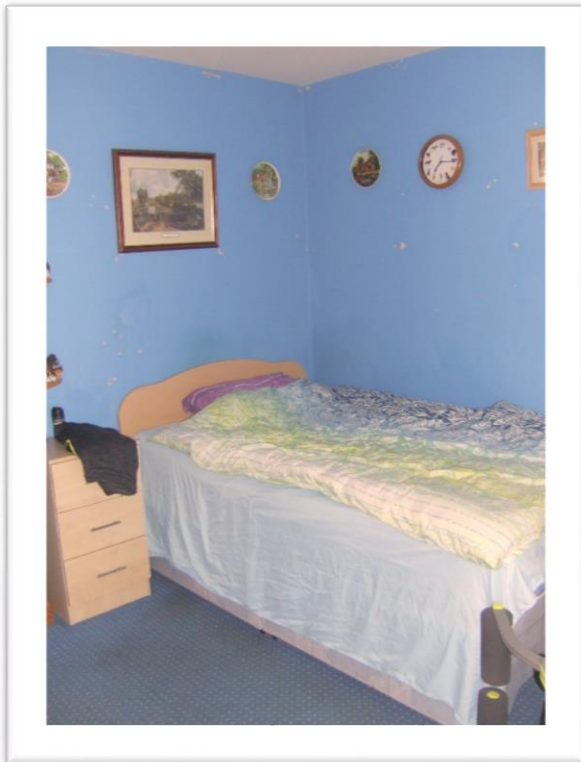


### **Bedroom 1:**

4.95m x 3.35m

(13` 1`` x 12` 10``)

- Power points & Radiator.
- Quality carpet.



### **Bedroom 2:**

3.68m x 0.84m

(12` 4`` x 9` 7``)

- Power points & Radiator.
- Quality carpet.





### **Bathroom:**

1.91m x 1.91m

(6` 3`` x 6` 3``)

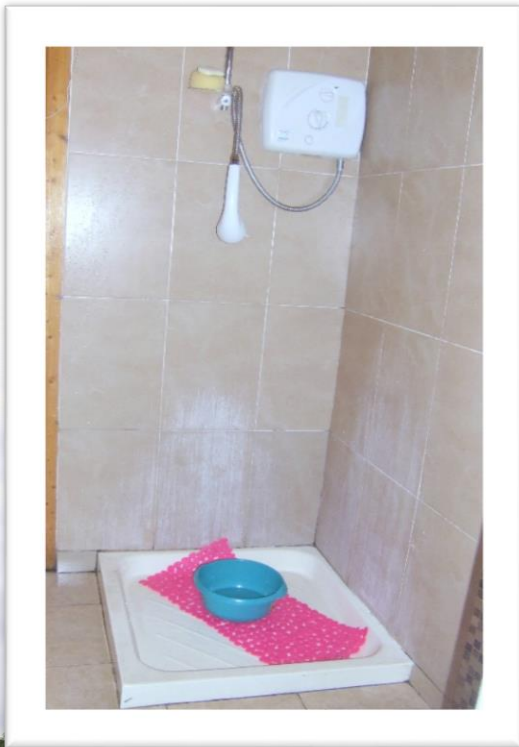
- WHB & Toilet
- Radiator.
- Electric shower.
- Extractor fan.
- Tiled floor to ceiling.

### **Back hall:**

3.68m x 0.84m

(12` 11`` x 2` 7``)

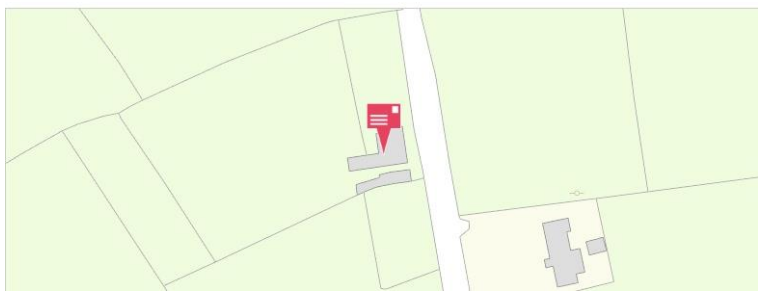
- Power points & Radiator.
- Vinyl flooring.



# Directions:



BALLYBEG  
MITCHELSTOWN  
CO. CORK  
**P67 CF64** ← Eircode found  
[Address Query ?](#)





# Documents:





# Terms:



**Guide: €175,000**

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

Michael Dorgan Auctioneers & Valuers  
Baldwin Street  
Mitchelstown  
Co. Cork

(025) 85700

Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing:** Strictly by Appointment only.



**BER Pending**

**Building Energy Rating**

BER: Pending

BER No.

EPI: kWh/m<sup>2</sup>/yr

Full BER Certs & Advisory reports available on request.

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