

FOR SALE **16a Bridget's Street, Fermoy, Co Cork**



Paul O'Driscoll Auctioneers are delighted to bring to the market this impressive three storey A Rated 3-4 bedroomed end of terrace residence.

The property has been recently refurbished to an exceptional high standard.

Accommodation comprises of Hallway, WC, Living-Kitchen-dining room, 4 bedrooms and 2 bath over 3 floors. Enclosed yard at the rear with side entrance.

The property is an ideal family home or investment property with the potential of achieving an excellent rental income.

Located in a prime location in the heart of Fermoy town and within walking distance of all amenities.

Accommodation:

Hallway **11ft 9 x 3ft 4** PVC entrance door with glass panels. Radiator.

WC **4ft 10 x 4ft 9** Toilet and wash hand basin.

Living-kitchen-dining Room **18ft 6 x 17ft**

Newly fitted kitchen with wall and floor units. Extractor fan. Stainless steel sink with mixer taps. Window. Door to rear hallway and stairs to first and second floors. Two windows.

Rear hallway (13ft 11 x 6ft 6) Side entrance door. Radiator. Carpeted stairs.

Stairs to first floor: Stairs carpeted leading to internal lobby. Window.

Bedroom 1 **(11ft 1 x 10ft 5)** Laminated timber flooring. Window. Radiator.

Snug/Bedroom (17ft 6 x 11ft 2) Carpet. Window. 2 Radiators.

Bathroom **(6ft 9 x 5ft3)** Tiled flooring. Toilet. Wash hand basin. Window.
Tiled shower area with pump shower and shower tray.
Radiator.

Stairs to Second floor: Stairs carpeted. Landing leading to hallway. Window.

Bedroom 2 **(11ft 1 x 10ft 7)** Laminated timber flooring. Window. Radiator.

Bedroom 3 **(13ft 8 x 11ft 1)** Laminated timber flooring. Window. Radiator.

Bathroom **(6ft 9 x 5ft)** Tiled flooring. Toilet. Wash hand basin. Radiator.
Tiled shower area with pump shower and shower tray.

Outside:

Enclosed rear yard with side entrance and plant room.



BER

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|--------------|-------------------------------|
| • BER Rating | A |
| • BER number | 107472342 |
| • Energy | 40.60 kWh/(m ² .y) |

SERVICES

- Mains Water
- Mains Sewage
- Air to water central heating-under floor heating downstairs.

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