

## **FOR SALE**

**34 The Meadows,**  
**Duntaheen Road, Fermoy,**  
**Co Cork P61 FD28**



**Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this fine detached 4 bedroomed-3 bath two storey residence. The property is in a prime location within close proximity to all amenities of Fermoy Town.**

**This is a well laid out residence with spacious living accommodation with 4 well portioned bedrooms with concrete driveway to the front and private rear garden with side entrance.**

**Viewing comes highly recommended.**

## **ACCOMMODATION**

Entrance hall: 13ft 3 x 6ft 5

Spacious entrance hall with solid front door with stained glass panels and letterbox. Carpeted entrance Hall. Radiator.

Guest WC: 5ft 6 x 2ft 8

Vinyl floor covering. Toilet and wash hand basin. Window.

Utility Room: 7ft 6 x 2ft 3

Vinyl floor covering. Open shelving. Plumbed for washing machine and dryer.

Living Room: 16ft 7 x 10ft 4

Glass panel teak door with teak side panel with stain glass panels.

Large spacious bright living room with large bay window overlooking front garden.

Carpet. Fireplace with timber surround and marble hearth. Radiator. Cornicing and centre rose piece.

Kitchen: 13ft 7 x 12ft

Fully fitted modern kitchen with wall and floor units with a granite effect laminate countertop. Tiled splashback. Stainless steel kitchen sink with mixer tap. Built in extractor fan and wired for electric cooker. Vinyl floor covering. Window overlooking rear garden. Radiator. Back door.

Dining Room: 12ft 8 x 10ft 5

Carpet. Large window. Radiator.

Stairs and landing carpeted. Access to attic. Hot Press and Dual immersion.

Bedroom 1: 12ft 7 x 12ft 5

Carpet. Large bay window. Radiator. Fully fitted wardrobe with dressing table.

Ensuite: 4ft 9 x 6ft

Tiled flooring. Walk in fully tiled shower unit with pump shower. Toilet and wash hand basin. Radiator. Window. Fitted storage unit with mirror.

Bedroom 2: 10ft 1 x 8ft 11

Carpet. Two windows. Radiator. Built in wardrobe.

Bedroom 3: 11ft 5 x 10ft 1

Carpet. Window. Radiator. Built in wardrobe.

Bedroom 4: 9ft 7 x 7ft 7

Carpet. Window. Radiator. Built in Wardrobe.

Bathroom: 8ft 7 x 5ft 8

Laminate timber flooring. Toilet and wash hand basin. Window. Radiator.

Walk in shower unit fully tiled with electric shower.

## **OUTSIDE**

Side entrance to walled in private rear garden.  
Concrete driveway to the front providing off street parking.  
Front garden, side and rear garden all laid out in grass.

## **SERVICES**

- Mains services.
- Gas fired central heating.
- BER D
- PVC double glazed windows

## **FEATURES**

- Prime location.
- Spacious 4 Bedroom home in turnkey condition.
- Close to all amenities.
- Private parking.

## **VIEWINGS**

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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