



FOR SALE
4 Ard Abhainn, Carrignagroghera,
Fermoy, Co. Cork P61 XN23



Paul O'Driscoll Auctioneer is delighted to bring to the market this unique opportunity to purchase a historic residence in Fermoy town which was once part of the military barracks.

The exterior is of beautiful old cut limestone, red brick and grey slate and its interior is spacious with high ceilings and large floor to ceiling arched windows.

Located on the north side of Fermoy town facing south with panoramic views over the town and park within walking distance of all amenities.

Viewing of this beautiful, spacious and bright home is highly recommended.

ACCOMMODATION

Entrance Hall: **12ft 9 x 8ft 7**

Solid 6 panel PVC door with side light and overhead fan light. Radiator. Pine tongue and grooved flooring. Staircase. Cornicing and ceiling rose. Guest toilet under stairs with wash hand basin.

Living Room: **14ft 2 x 12ft**

Timber tongue and grooved flooring. Featured fireplace with granite hearth. Large floor length arched south facing window. Radiator. Cornicing and ceiling rose. Double doors leading to the kitchen cum dining room.

Kitchen - Dining Room: **21ft x 14ft 5**

Solid tongue and grooved flooring. Radiator. Large floor length arched window overlooking terrace. Cornicing.

Kitchen area: Fully fitted modern kitchen with wall and floor units. Plumbed for a dishwasher. Stainless steel sink with mixer taps. Tiled splashback. Recessed ceiling lighting. Door to terrace.

Utility **6ft 4 x 4ft 6**

Shelved. Plumbed for washing machine.

Terrace: **21ft 2 x 8ft 7**

Enclosed walled in rear yard/terrace overlooking Fermoy Rugby pitch.

Upstairs:

Large spacious landing carpeted with hot press and dual immersion. Stira type stairs leading to the attic.

Main Bedroom: **11ft 1 x 10ft 1**

Carpet. Radiator. Window.

Ensuite: **6ft 5 x 5ft 1**

Walk in shower unit with electric shower fitted. Toilet. Wash hand basin. Radiator. Partly tiled walls and tiled flooring.

Bedroom 2: **11ft 4 x 10ft 1**

Carpet. Radiator. Window. Built in wardrobe.

Bedroom 3: **12ft 9 x 7ft 2**

Carpet. Window. Radiator.

Bathroom: **9ft 2 x 8ft 9**

Large spacious bathroom. Four-piece bathroom suite incorporating walk in shower unit, toilet, wash hand basin and bath. Partly tiled walls and flooring. Radiator. Velux.

Outside: Private parking for two cars to the front with raised steps leading to the front door. The rear is walled in and is laid out in a cobble lock paving.

Services: Mains Water. Mains Sewage. Gas Fired Central Heating.

Building Energy Rating: C2

Features:

- Georgian cut stone building with red brick dressing.
- Double glazed PVC windows throughout.
- Panamoric views south facing over the town of Fermoy and the Town Park.
- Ground floor ceiling height 9'8" and first floor ceiling height 8'4" giving great light and character to all the rooms.

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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