

**FOR SALE**  
**No. 5 O'Rahilly Row,**  
**Fermoy, Co Cork P61 YH76**



Paul O'Driscoll Auctioneer is delighted to bring to the market this beautiful Georgian style townhouse in the heart of Fermoy town. This two-storey residence was built C.1820, pitched slate roof with rendered chimneystacks.

This townhouse forms part of a relatively intact terrace of similarly sized and designed homes, which form a pleasing part of the long streetscape.

It retains notable features such as the timber sliding sash windows, and its symmetrical façade is articulated by the render quoins and arched entrance door with solid timber panelled door, fanlight and moulded render surround.

The property is in excellent condition throughout having been extensively refurbished and extended in the recent past.

The town of Fermoy is a modern town with all modern-day facilities available such as Aldi, Lidl, SuperValu, Centra, hospital and health centre. Shortly opening is a new Tesco outlet.

The property is a 10 min drive to the M8 Motorway with access points on the north side at Junction 14 (Moorepark) and on the southside Junction 15 (Corrin) providing easy accessibility to Cork City Centre, Jack Lynch Tunnell, East Cork, Cork Suburbs, Hospitals etc.

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

## **ACCOMMODATION**

### **Entrance Foyer** **16ft 7 x 3ft 7**

Large bright spacious hallway with double vaulted ceiling. Large window over entrance door. Tiled flooring. Radiator. Solid deal staircase. Solid teak panelled front door with fanlight and letterbox.

### **Living Room:** **13ft 4 x 10ft 6**

Laminate timber flooring. Two large sash windows with timber shutters. Featured marble fireplace with granite hearth. Wall lights. Cornicing. Recessed Lighting. Door leading to kitchen. Large radiator.

### **Galley Kitchen:** **24ft 9 x 13ft 11**

Tiled flooring. Fully fitted solid timber kitchen with wall and floor units and tiled splashback. Stainless steel sink with hot and cold mixer tap. Radiator. Built in eye-level ovenw, built in electric hob with extractor fan. Plumbed for washing machine and dryer. Large glass panel window and door leading to rear garden with blinds.

### **Bedroom 4** **13ft 9 x 11ft 1**

Laminate timber flooring. Patio door leading onto courtyard and garden. Blinds. Radiator. Built in wardrobe. TV Point.

### **Lobby** **6ft 3 x 5ft 10**

Tiled flooring.

### **Bathroom (Jack and Jill):** **7ft 11 x 6ft 1**

Fully tiled walls and floor. Fully tiled walk-in shower with electric shower, toilet and wash hand basin. Radiator.

**Stairs and landing:** Carpeted.

### **Landing:** **10ft x 6ft**

Carpet. Hot-press with dual emersion. Radiator.

### **Master Bedroom:** **13ft 1 x 11ft 7**

Laminate timber flooring. Two Georgian sash windows with regency panelling. Radiator. Built in wardrobe. TV Point.

### **Ensuite** **4ft 9 x 3ft 11**

Tiled walls and floor. Window. Radiator. Walk in fully tiled shower unit with pump shower, toilet and wash hand basin.

**Bedroom 2:** **12ft 7 x 11ft 8**

Laminate timber flooring. 1 large window overlooking rear garden. Radiator. Built in wardrobe. TV Point.

**Ensuite** **4ft 9 x 3ft 11**

Partly tiled walls. Tiled flooring. Window. Radiator. Walk in fully tiled shower unit with pump shower, toilet and wash hand basin.

**Bedroom 3:** **8ft x 6ft 2**

Laminate timber flooring. Window. Radiator. Built in wardrobe. TV Point.

**Ensuite** **4ft 9 x 3ft 11**

Partly tiled walls and tiled flooring. Radiator. Walk in fully tiled shower unit with pump shower, toilet and wash hand basin.

**Outside:**

Private south facing rear garden. Walled in patio area with raised flower bed, featured stone wall with railing and steps leading to garden area with raised grass terrace. Mature magnolia tree, natural stone boundary wall on the western side. Panelled timber fencing.



**Services:** Mains Water and mains Sewage.  
Mains gas fired central heating with Weissman boiler.  
All rooms are wired for TV.



### **Features:**

- Extensively refurbished to an exceptionally high standard.
- High level of insulation throughout.
- Well finished interior design with moulded skirting and architrave.
- Solid timber regency doors throughout.
- Large spacious bright foyer with double height ceiling.
- BER exempt.
- Property entitled to 2 Residential parking permits.

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: [info@paulodriscollauctioneer.ie](mailto:info@paulodriscollauctioneer.ie)



PSRA Licence No: 004540

**ipav**  
Institute of Professional  
Auctioneers & Valuers

**TEGoVA**  
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS