

FOR SALE

Glenarouske, Fermoy, Co Cork **P61 TR84**



Paul O'Driscoll Auctioneers are delighted to bring to the market this lovely 3 bedroomed detached bungalow. The property stands on a large, elevated site with a southerly aspect. There is a large, detached garage which is ideally suited for additional accommodation if required.

The property is in a prime location only 5 mins drive from Fermoy town and 5 mins drive from the village of Castlelyons. Only 1 mile from the M8 Motorway.

The property extends to 119 sq. m. (1,280 sq. ft) of spacious accommodation.

Viewing of this lovely property comes highly recommended.

Accommodation:

Approaching the front of the house is a raised platform at the entrance door leading into a large spacious hallway.

Entrance Hall: **20ft 8 x 6ft 11**

Glass panel entrance door wide side glass panel with letter box. Carpet. Radiator. Cornicing.

Sitting Room **15ft 11 x 12ft**

Carpet. Large window. Radiator. Cornicing. Wall lights. Marble fireplace with built in side unit and over mantle.

Living – Dining Room **17ft 2 x 16ft**

Laminate timber flooring. Large window. Large radiator. Marble Fireplace with timber surround and over mantle. Built in side unit.

Kitchen **11ft 3 x 8ft 1**

Laminate timber flooring. Fitted kitchen floor units with worktop. Stainless steel sink with hot and cold mixer tap. Window with blind. Radiator. Plumbed for dishwasher. Serving hatch to Living-Dining room.

Bedroom 1 **14ft 1 x 18ft 6**

Laminate timber flooring. Window. Radiator. Hot press with dual emersion.

Ensuite **5ft 8 x 5ft**

Laminate timber flooring. Bath, toilet and wash hand basin. Window. Radiator.

Bedroom 2 **11ft 11 x 10ft**

Carpet. Window with blind. Radiator. Vanity unit with sink.

Rear Hallway **12ft 5 x 7ft**

Access to bedroom 3 and bathroom and back door. Laminate timber flooring. Access to attic.

Bedroom 3 **10ft 1 x 9ft 11**

Laminate timber flooring. Window. Radiator.

Bathroom: **6ft 10 x 4ft**

Vinyl floor covering. Toilet and wash hand basin. Walk in shower unit. Window. Radiator.

Detached Garage **28ft 10 x 18ft 11**

Fitted roller door. Side entrance door. Concrete flooring. Large window. Plumbed for utilities. Perspex overhang at the side entrance ideal for clothesline.

Outside

Perspex overhang outside rear door with patio slabs and raised flowerbeds with natural stone wall.

Large garden with mature hedging.

Outside water tap.

Shed off garage for storage.

Entrance piers with natural stone walls surrounding the front garden, stone chipped driveway and timber entrance gates.

Services:

- Mains water.
- Septic tank
- Oil fired central heating.
- BER D2



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