



FOR SALE
No. 144 Shanowen, Rathcormac,
Co. Cork P61 TC96



Lovely 4 bedroomed semi-detached residence with double driveway to the front and side entrance. Private fully enclosed rear garden with patio area and garden shed.

The property is in excellent condition with high quality finishes. Close to all amenities, within walking distance of Rathcormac village.

Viewing highly recommended with sole selling agent.

ACCOMMODATION

Entrance hall: 6ft x 13ft 3

Solid teak door with glass panels and letterbox. Solid oak timber flooring. Radiator. Understairs storage. Window at foot of stairs. Recessed lighting.

Guest W.C. 5ft 8 x 5ft 4

Tiled flooring. Toilet and wash hand basin. Radiator.

Living room: 10ft 10 x 16ft 3

Solid Oak timber flooring. Timber surround fireplace with cast iron insert and granite hearth. Large window with venetian blinds and curtain pole. Radiator.

Kitchen-Dining: 21ft 9 x 10ft 9

Dining area has solid oak timber flooring. Large patio door with blinds and curtain pole giving access to the patio and rear garden. 2 Radiators. Recessed lighting. Kitchen has tiled flooring. Fully fitted kitchen with wall and floor units. Tiled splashback. Stainless steel sink with hot and cold. Window with blinds. Recessed lighting. Built in oven with electric hob and extractor fan. Integrated dishwasher and fridge freezer.

Utility 5ft 8 x 5ft 4

Tiled flooring. Radiator. Plumbed for utilities.

First Floor: Spacious stairs and landing. Carpeted. Stira stairs to attic. Recessed lighting. Hot press with dual immersion.

Bedroom 1: 11ft 9 x 9ft 9

Carpet. Large window with blinds and curtain pole. Recessed lighting. Radiator. Built in wardrobe and open shelved storage.

Ensuite: 5ft 1 x 5ft

Tiled flooring. Toilet and wash hand basin. Walk in fully tiled shower unit with electric shower. Window. Radiator.

Bedroom 2: 11ft 1 x 9ft 11

Laminate timber flooring. Large window with blinds and curtain pole. Radiator. Built in wardrobe.

Bathroom: 6ft 5 x 6ft 5

Tiled flooring and partly tiled walls. Bath with mixer taps and shower overhead. Toilet and wash hand basin. Recessed lighting. Radiator.

ACCOMMODATION cont'd

Bedroom 3: 10ft 3 x 10ft

Laminate timber flooring. Window with blinds and curtain pole. Radiator. Built in wardrobe.

Bedroom 4: 9ft 5 x 5ft 10

Laminate timber flooring. Window with blinds and curtain pole. Radiator. Alcove suitable for built in unit.

SERVICES

- Mains water and sewage
- Gas fired central heating.
- Fully alarmed throughout.

FEATURES

- PVC double glazed windows throughout.
- Stira stairs to attic.
- Close to all amenities.
- Private parking.
- Private enclosed rear garden with patio area and garden shed.

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TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



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