

FOR SALE

**3 The Avenue Dun Eala, Duntahane,
Fermoy, Co Cork P61 AP66**



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this well-appointed 3-bedroomed 2 storey semi-detached residence.

The property is in a prime location within walking distance of all amenities.

The property has lots of potential as a family home or as an investment opportunity.

It is in excellent condition throughout and offers spacious living accommodation with side entrance, large private rear garden and open plan front garden with driveway.

ACCOMMODATION

Entrance hall: 17ft 0 x 6ft 5

Solid teak glass panelled front door with letterbox. Carpet. Radiator.

Guest toilet: 5ft 8 x 2ft 5

Tiled Floor. Toilet, Wash hand basin with mirror and tiled splashback.

Sitting room: 15ft 3 X 11ft 4

Laminate timber flooring. Radiator. Cast iron fireplace with tiled hearth. Fully fitted fireside units with open shelving and storage. Bay window with window seat overlooking front garden.

Kitchen-dining room: 18ft 3 x 11ft 8

Fully fitted kitchen with wall and floor units. Plumbed for dishwasher. Built in electric cooker and gas hob. Tiled splashback. Semi-solid timber flooring. One window. Sliding Patio door leading to rear garden.

Spacious stairs and landing carpeted. 10ft 5 x 6ft 7

Hot Press and Dual Immersion. Window. Attic can be accessed by way of Stira and is partly floored, suitable for storage.

Bedroom 1: 11ft 4 x 10ft

Carpet. Radiator. Window. Two built in wardrobes.

Ensuite: 8ft 7 x 2ft 7

Fully tiled walls and flooring. Toilet. Wash hand basin with mirror. Walk in shower unit with electric shower.

Bedroom 2: 13ft 11 x 8ft 1

Carpet. Radiator. Window. Built in mirrored slide robes.

Bedroom 3: 7ft 9 x 7ft 9

Carpet. Radiator. Window. Built in wardrobe. Presently fitted out for a home office. This can easily be changed back to a bedroom.

Bathroom: 6ft 2 X 6ft 4

Fully tiled walls and flooring. Bath, toilet and wash hand basin. Mirror. Electric shower over bath. Radiator. Window.

OUTSIDE

Front garden is laid out in grass with concrete driveway providing off street parking.

Large walled in rear garden laid out in grass with side entrance and patio area. Garden shed has electricity (lights and sockets) and is plumbed for washing machine and dryer.

SERVICES

- Mains water and sewage
- Gas fired central heating
- BER C1
- Wired for alarm.

FEATURES

- Prime location within walking distance of all amenities.
- Spacious 3 Bedroom house.
- Private parking.
- Close proximity to Gael Scoil.
- Only minutes' drive from M8 Motorway

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



PSRA Licence No: 004540

ipav
Institute of Professional
Auctioneers & Valuers

TEGoVA
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS