

FOR SALE

**102 De Valera Drive, Beechfield, Fermoy, Co
Cork P61 EY18**



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to bring to the market this end of terrace 3-bedroom two storey residence.

This property presents an excellent opportunity for individuals looking to acquire a home in a turnkey condition.

Only a short drive from the M8, and within walking distance of Fermoy town centre, schools, shops and all amenities.

It offers spacious living accommodation with private rear garden, open plan front garden and side entrance.

ACCOMMODATION

Entrance hall: 13ft 11 x 6ft 2

Composite front door with centre glass panel, side glass panels and glass overhead. Tiled flooring. Pine ceiling with recessed lighting. Radiator. Glass panel door to living room. Archway to kitchen-dining room.

Living room: 11ft 10 x 11ft 8

Laminate timber flooring. Radiator. Featured marble fireplace with granite hearth and recessed wood burning stove. Window. Cornicing and centre rose piece.

Kitchen-dining room: 18ft 4 x 9ft 3

Archway from hallway. Tiled flooring. Recessed lighting. Fully fitted kitchen with wall and floor units. Tiled splashback. Timber effect worktop. PVC door to rear garden. Wired for electric cooker and fitted extractor fan. Stainless steel sink with mixer taps. Plumbed for dishwasher. Featured bay window overlooking rear garden with recessed lighting. Cornicing and centre rose piece. Radiator with cover. Built in unit incorporating hot press.

Spacious stairs and landing carpeted. 7ft 7 x 3ft 10

Pine tongue and grooved ceiling with recessed lighting and access to attic.

Bedroom 1: 12ft 11 x 9ft 8

Timber flooring. Window. Radiator. Fully fitted built in wardrobe. Pine tongue and grooved ceiling with matching wall panelling.

Bedroom 2: 11ft 4 x 9ft 10

Timber flooring. Window. Radiator. Wall to wall built in wardrobe. Cornicing.

Bedroom 3: 9ft 1 x 8ft 1

Timber flooring. Window. Radiator. Wall to wall built in wardrobe.

Bathroom: 6ft 7 x 5ft 7

Fully tiled walls and floor. Toilet. Vanity unit with fitted mirror with light overhead. Walk in shower unit with electric shower. Window. Towel wall radiator.

OUTSIDE

Tiled pathway to front and side of property with lawn area to front.

Side entrance with side gate leading to private enclosed rear garden, which is made up of patio area, chipped stone area and fenced/wall in lawn area at the rear with shrubs and trees.

Timber Garden shed

Large, detached garden shed (19ft x 9ft) of block wall construction with corrugated roof and one window. This shed has power and water and is plumbed for utilities.

SERVICES

- Mains water and sewage
- Oil fired central heating
- BER D2

FEATURES

- Prime location within walking distance of all amenities.
- Spacious 3 Bedroom house.
- Only minutes' drive from M8 Motorway
- Turnkey condition

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