

## FOR SALE

12 Glencullen, Duntaheen Road, Fermoy,  
Co Cork. P61 C658



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 3-bedroom semi-detached 2 storey residence with large rear garden with large decking area. The property is in an excellent 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, double driveway and walled in rear and side garden.

## ACCOMMODATION

Entrance hall: 15ft 5 x 6ft 2

Solid teak front door with glass panels and letterbox. Tiled flooring. Radiator with cover. Under stairs storage.

Guest toilet: 5ft 4 x 2ft 10

Tiled flooring. Toilet and wash hand basin with tiled splashback.

Living room: 13ft 4 x 11ft 11

Timber flooring. Bay window. Cast iron open fireplace with timber surround. Radiator.

Kitchen-dining: 18ft 8 x 8ft 9

Fully fitted kitchen with wall and floor units. Tiled splashback. One window. Plumbed for dishwasher. Tiled flooring. Built in oven, electric hob and extractor fan. Stainless steel sink with mixer taps.

Dining area: Tiled flooring. Patio door to patio and rear garden. Radiator with cover.

Upstairs:

Spacious stairs and landing. Carpeted. Hot press with dual immersion. Access to Attic.

Bedroom 1: 13ft 4 x 11ft 6

Timber flooring. Radiator. Window. Built in wardrobe with open shelving to the side.

Bedroom 2: 13ft x 8ft 11

Carpet. Radiator. Window. Built in wardrobe.

Bedroom 3: 9ft 5 x 7ft 9

Timber flooring. Radiator. Window. Built in units.

Bathroom: 7ft 9 x 6ft 9

Tiled flooring. Bath with tiled surround and fitted electric shower unit. Toilet and wash hand basin. Radiator. Window.

### **OUTSIDE:**

Double concrete driveway to the front. Large timber decking patio area to the rear. Timber garden shed. Rear garden laid out in lawn.

Side entrance with side gate.

### **SERVICES**

- Mains water
- Mains sewage
- Gas fired central heating

### **FEATURES**

- Spacious bright home.
- Off street parking.
- PVC windows and doors.

### **VIEWINGS**

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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