



FOR SALE

5 Blackthorn Way Forest Glen, Fermoy,
Co Cork P61 DX93



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

5 Blackthorn Way is located in the Forest Glen Development, a short distance from the M8, and within walking distance of Fermoy town centre, schools, shops and all amenities.

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

It offers spacious living accommodation with private rear garden and open plan front garden with driveway.

ACCOMMODATION

Entrance hall: 12ft 11 x 6ft 4

Solid teak glass panelled front door with side glass panel and letterbox.
Tiled flooring. Radiator. Under stairs storage.

Sitting room: 14ft 10 x 12ft 5

Laminate timber flooring. Radiator. Cast iron fireplace with open fire on a marble hearth. Large window.

Kitchen-dining room: 19ft 3 x 11ft 7

Kitchen area tiled flooring. Fully fitted kitchen with wall and floor units. Tiled splashback. Plumbed for washing machine.
Fitted extractor fan. Stainless steel sink with mixer tap. Window and back door.
Dining area has laminated timber flooring. Window. Radiator.

Spacious stairs and landing: 10ft 2 x 6ft 7

Timber flooring. Hot Press and Dual Immersion. Attic access. Window.

Bedroom 1: 12ft 4 x 9ft 10

Timber flooring. Window. Radiator. Built in wardrobe.

Ensuite: 9ft 1 x 2ft 11

Tiled flooring. Toilet. Wash hand basin with tiled splashback. Walk in fully tiled shower unit with electric shower.

Bedroom 2: 12ft 3 x 10ft 11

Timber flooring. Window. Radiator. Built in wardrobe.

Bedroom 3: 8ft 8 x 8ft 3

Timber flooring. Window. Radiator. Built in storage unit.

Bathroom: 7ft 3 x 6ft 7

Tiled flooring and partly tiled walls around bath.
Toilet, wash hand basin and bath. Window. Radiator.

OUTSIDE

Front garden is laid out in grass with concrete driveway providing off street parking. Large fenced in rear garden laid out in grass with timber shed and side entrance with side gate. Mature hedging. Clothesline.

SERVICES

- Mains water and sewage
- Gas fired central heating
- BER C1

FEATURES

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



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TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



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