



FOR SALE

No. 83 Pairc na gCapall,
Kilworth, Co Cork P61 K120



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this well-appointed 4-bedroomed 2 storey semi-detached residence.

Chalil House is located in a prime residential location, a short distance from the M8, and within walking distance of Kilworth village centre, schools, shops and all amenities.

The village of Kilworth is only a short distance from the town of Fermoy. Kilworth itself is a thriving community with many cultural and sporting facilities, such as GAA, tennis, Art centre to name a few.

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

ACCOMMODATION

Entrance hall: 19ft 11 x 7ft 11

PVC front door with decorative glass panel. Post box fitted.
Tiled flooring. Radiator with cover. Spacious under stairs storage unit.

Living room: 14ft 8 x 14ft

Laminate timber flooring. Radiator with cover. Two windows.
Cast iron fireplace with open fire on a marble hearth and timber surround.

Guest Toilet 5ft 7 x 4ft 11

Tiled flooring. Toilet. Vanity unit with tiled splashback. Radiator.

Kitchen-dining room: 22ft 2 x 11ft 5

Open plan Kitchen-dining and living area.

Kitchen: Tiled flooring. Modern Fully fitted kitchen with wall and floor units.
Quartz worktop and splashback. Plumbed for dishwasher. Window.
Gas hob and extractor fan. Built in eye level oven. Stainless steel sink with
mixer tap. Central island with built in units.

Dining area: tiled flooring, radiator with cover. Archway to sitting room.

Sitting Room 15ft 1 x 12ft 1

Laminate timber flooring. Radiator with cover. Door to rear garden.
Two windows. Radiator under window. Vaulted ceiling with Velux window.

Utility: 8ft 1 x 5ft

Tiled flooring. Fitted wall and floor units. Plumbed for washing machine and
dryer. Radiator. Door to side of house.

Spacious stairs and landing: 14ft 1 x 8ft 5

Carpeted stairs and laminate timber flooring on the landing.
Hot Press and Dual Immersion. Stira stairs to attic.

Bedroom 1: 13ft 10 x 11ft 11

Laminate timber flooring. Two windows. Radiator. Built in mirrored wardrobes.

Ensuite: 7ft 9 x 3ft

Fully tiled walls and flooring. Toilet. Vanity unit with mirror.
Walk in fully tiled shower unit with electric shower.

Bedroom 2: 10ft 5 x 10ft 3

Laminate timber flooring. Two windows. Radiator. Built in mirrored wardrobe.

Bedroom 3: 11ft 6 x 7ft 8

Laminate timber flooring. Two windows. Radiator. Built in mirrored wardrobe.

Bedroom 4: 11ft 10 x 8ft 10

Laminate timber flooring. Window. Radiator. Built in mirrored wardrobe.

Bathroom: 7ft 9 x 6ft 3

Fully tiled walls and flooring. Toilet. Vanity Unit with mirrored storage unit overhead. Window. Wall Radiator. Walk in shower unit.

OUTSIDE

The property has a south westerly aspect and is fully walled in with side entrance which has patio slabs, large patio area with garden shed and artificial grass area. Mature shrubs and trees in the borders.

Side entrance has a perplex cover for additional outside storage.

SERVICES

- Mains water and sewage
- Water filtration system.
- Oil fired central heating
- BER B3
- Wired for an alarm.

FEATURES

- Spacious 4 Bedroomed house
- Off-street Parking
- Only mins from M8 and Fermoy Town.
- Within walking distance of all amenities.

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