

FOR SALE
No. 11 O'Rahilly Row,
Fermoy, Co Cork P61 RF76



Paul O'Driscoll Auctioneer is delighted to bring to the market this beautiful 5 bedroomed Georgian style townhouse in the heart of Fermoy town. This two-storey residence was built C.1820, pitched slate roof with rendered chimneystacks.

The house retains notable features such as the timber sliding sash windows, and its symmetrical façade is articulated by the render quoins and arched entrance door with solid timber panelled door, fanlight and moulded render surround.

Square arch with double doors leading into courtyard for private parking and garden where you will also find a two-storey detached Coach House which give great opportunity for further development, and more accommodation or home office etc.
Second single storey building incorporating outdoor toilet and storage facilities.

Large, elevated garden access by steps. This south facing garden is fully enclosed with natural stone walls which is very secluded and private.

Considering the excellent location this property is in, it provides an opportunity to continue as a private residence or a mix of commercial and residential use.

ACCOMMODATION

Entrance Foyer 17ft 7 x 5ft 9

Solid regency style entrance door with overhead fanlight leading into large spacious entrance hall. Carpeted. Featured moulded cornices and ceiling rose. Under stairs storage. Electric storage heater.

Living Room: 17ft x 14ft 7

Large spacious family room. Carpet. Large original timber sash window. Fireplace. Cornices and ceiling rose. Radiator. Electric storage heater.

Storeroom 5ft 8 x 5ft 1

Stone cobble lock flooring. Shelving.

Inner Hallway 7ft 11 x 3ft 5

Double doors with glass panels to inner hallway. Tiled flooring. Window overlooking courtyard.

Dining Room 14ft 9 x 11ft 3

Carpet. Open tiled effect fireplace. Window overlooking courtyard. Storage unit incorporating hot press and emersion. Door to kitchen. Storeroom with laminate timber flooring.

Bathroom 7ft 10 x 3ft 3

Tiled walls and flooring. Toilet. Vanity unit. Walk in shower unit with electric shower.

Kitchen: 16ft 7 x 12ft 4

Vinyl timber effect flooring. Fitted wall and floor oak kitchen units. Wired for electric cooker. Stainless steel sink with hot and cold mixer taps. Plumbed for washing machine. One large window overlooking courtyard. Door to rear garden. Stairs leading to annex bedroom.

Annex Bedroom: 13ft 11 x 11ft 5

Carpet. Vaulted ceiling. Two windows. Built in storage unit.

Stairs and landing:

Carpeted. Georgian style stairway with slender timber spindles. Electric Storage heater on landing.

Bathroom **9ft 2 x 8ft 4**

Regency half glass panelled door. Large bathroom incorporating cast iron bath, toilet and vanity unit. Walk in shower unit with electric shower. Carpet and Vinyl floor covering. Window

Bedroom 1: **17ft 1 x 12ft 10**

Original timber flooring. Original sash window. Featured timber surround fireplace with cast iron insert. Built in wardrobes. Radiator.

Bedroom 2: **16ft 11 x 11ft 4**

Original timber flooring. Two original sash windows. Moulding cornices and ceiling rose piece. Featured fireplace with a cast iron insert. Radiator.

Bedroom 3 off lower landing: **17ft 9 x 11ft 6**

Carpet. Window. Velux window. Radiator.

Bedroom 4: **11ft 11 x 8ft 11**

Carpet. Window. Closed off fireplace which can be reinstated if needed with timber surround. Radiator.

Outside:

Concrete courtyard with large stone building incorporating WC and storage. Stone steps with railing leading to higher level rear garden and patio area. Detached two storage lofted Coach House ideal for conversion for many uses (home office, accommodation, gym etc). Double doors to the front, side door and two windows.

Services: Mains Water and mains Sewage.
Solid fuel central heating with option to boost it with electric pump.
Electric storage heating.

Location:

The town of Fermoy is a modern town with all modern-day facilities available such as Tesco, Aldi, Lidl, SuperValu, Centra, hospital and health centre.

The property is a 10 min drive to the M8 Motorway with access points on the north site at Junction 14 (Moorepark) and on the southside Junction 15 (Corrin) providing easy accessibility to Cork City Centre, Jack Lynch Tunnell, East Cork, Cork Suburbs, Hospitals etc.

Features:


- The property retains a lot of its original Georgian features such as Timber sash windows to the front, Solid timber Georgian style entrance door with fanlight.
- Moulded skirting and architraves throughout with a number of original solid doors.
- Moulding cornices and ceiling roses in some rooms.
- BER exempt.

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