

FOR SALE

3 Bedroomed Home,

38 Pairc Na Greine, Rathcormac.



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to present this three-bed terrace home. New to the market, this well-appointed home is in excellent condition throughout and offers an ideal opportunity for the first-time buyer, a young family and / or investment.


Located in the heart of Rathcormac village this home is part of the mature residential estate of Pairc Na Greine with parking and its own green area.

Rathcormac village and its essential amenities, including shops, post office, Church, Restaurants, Public House, school and more, is approximately 7 Km from Fermoy, and within easy commuting distance to the Jack Lynch Tunnel, the airport and Cork City. Excellent bus service is also available.

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 PSRA Licence No: _003876

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ACCOMMODATION

Front;

A small well laid out front garden with path to solid front door opening to;

Spacious Entrance Hall; 6'4" x 17'7"

Hallway and stairs to upper floor, timber flooring, radiator, separate storage press's plus under-stairs cupboard and WC with tiled floor, W.H.B and fully tiled.

Open plan Living room / Kitchen – Dining comprising;

Living room; 15'2" x 11'6"

Timber floor, open fireplace with gas insert and marble surround, power points, T.V. point, radiator. Window overlooking the front garden.

Archway to ;Kitchen / Dining, 11'2" x 18'4"

Tiled floor in kitchen area, eye & floor level fully fitted timber units, power points, built in oven, hob, extractor fan and plumbing for dishwasher and washing machine. Dining area with built in units, timber floor, radiator and patio door to rear.

Landing;

Carpeted floor, hot press, pull down stira stairs to attic area;

Master Bedroom, 10'6" x 11'4"

Fully fitted built in wardrobes, timber floor, radiator, power points.

En-suite, 8'4" x 3'2"

Tiled floor, fully tiled walk-in shower unit, W.H.B, plumbed for W.C, fitted built in storage, radiator.

Bedroom 2, 11'4" x 10'2"

Timber floor, radiator, power points.

Bedroom 3, 8' x 7'8"

Timber floor, radiator, power points.

Family Bathroom, 6'7" x 6'4"

Tiled floor, 3 piece suite, radiator.

Rear;

Private patio area with gate leading to parking and Pairc Na Greine green area.

Services;

Gas Fired Central Heating. Power. Mains Water. Mains Sewage.

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Further information;

- This home has an energy rating of BER C1
- Spacious open plan living area
- PVC double glazed windows throughout.
- Excellent condition throughout
- Upgraded cavity wall and attic insulation.
- Close to all amenities.

VIEWINGS

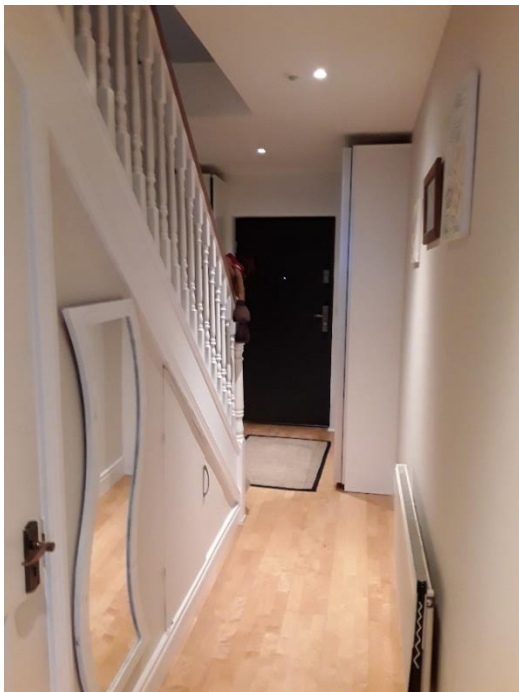
Viewing of this fine home comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll for to arrange a viewing.

SALE PRICE

€170,000.

DIRECTIONS

From Fermoy side of Rathcormac village, pass School and Garda Station and the home is just to the right on the junction R614, the Glenville turning and is identified by Paul O'Driscoll For Sale board. If driving, continue to turn next right for Glenville and take the first entrance to your right bringing you in to the estate of Pairc Na Greine. Turn right and parking is available at the bend behind the house.



Spacious Entrance Hall



Under stairs WC / WHB.

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Living Room



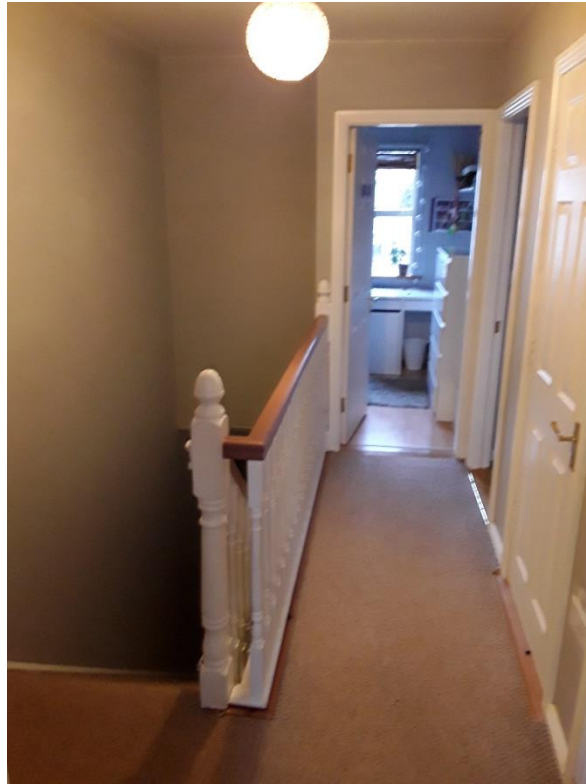
Open plan Living room / Kitchen – Dining

Kitchen Area



Dining Area

Landing



Master Bedroom with En-suite

Bedroom 2



Bedroom 3



Rear;

Private patio area with gate leading to parking and Pairc Na Greine green area.

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