



FOR SALE

3 Bedroom mid-terrace,

**104 RIVERSDALE, RATHCORMAC,
CO. CORK, P61 YC60.**



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 3 -bedroom mid-terrace residence. The property is in a prime location within walking distance of amenities.

Ideal as a first time buy or as investment.

Viewing is highly recommended.

ACCOMMODATION

Entrance Hall: 5' 2" x 6' 4"

Glazed teak front door with side glass panels.

Guest bathroom; 5' 2" x 6' 1"

Toilet, & W.H.B

Sitting Room; 16' 2" x 12' 2"

Timber floor, open fire place, patio door to rear garden.

Dining Room; 12' 2 x 12' 4"

Timber floor, archway to kitchen.

Kitchen; 10' 2" x 8' 3"

Fully fitted Kitchen, timber floor, door to rear garden.

Upstairs;

Spacious stairs and landing, carpet floor and hot press.

Bedroom 1; 11' 2" x 9' 8"

Carpet, radiator ensuite

Ensuite; 4' 2" x 7' 1"

3-piece, walk-in shower unit, toilet, W.H.B, radiator.

Bedroom 2; 11' 5" x 9' 2"

Carpet, alcove for built-in wardrobe, radiator.

Bedroom 3; 9' 1" x 7' 5"

Carpet and radiator.

Bathroom 6' 3" x 6' 4"

Fully fitted 3-piece bathroom suite,

Bath, toilet, W.H.B., tiled around bath and tiled floor.

Outside; Walled-in very private rear garden. Patio area and lawn.

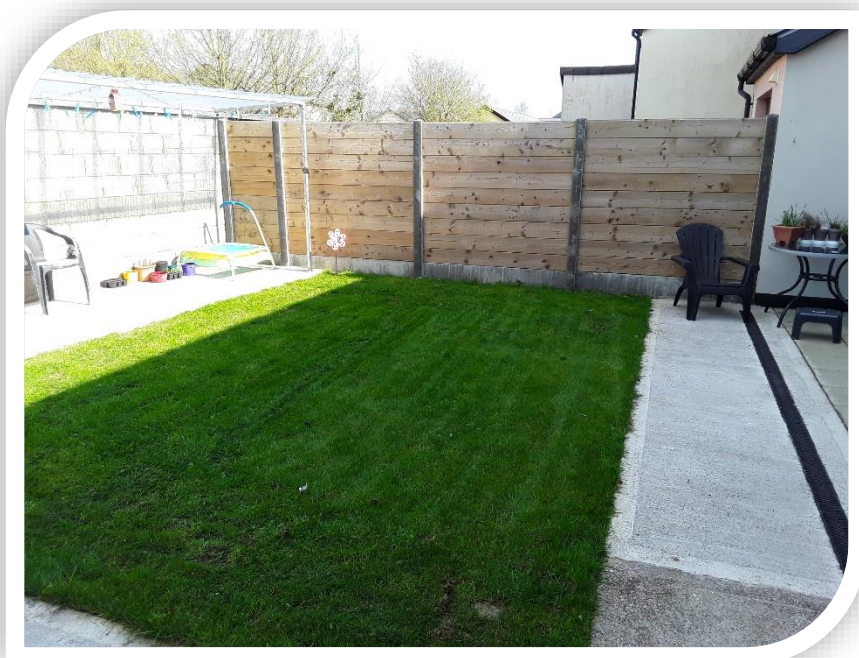
1 large garden metal shed. Power & water and plumbed for washing machine and dryer.

- Services:
 - Mains Sewerage
 - Mains Water
 - Oil Central Heating

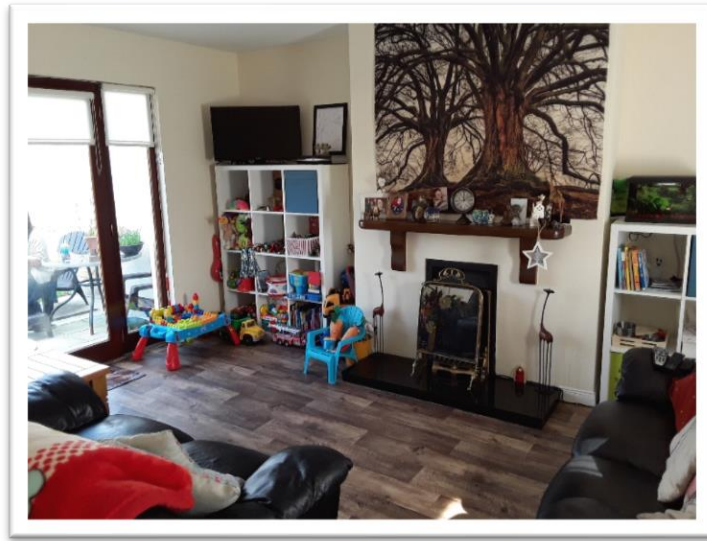
FEATURES

- Lovely presented 3 Bedroom house,
- Located within the village of Rathcormac,
- Close to all amenities.
- Easy access to Cork
- Parking area to rear of house.
- Viewing is highly recommended.

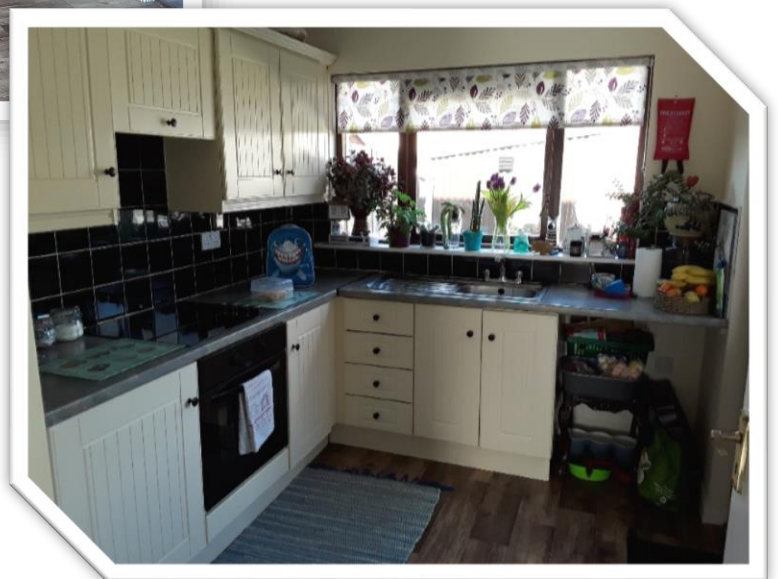
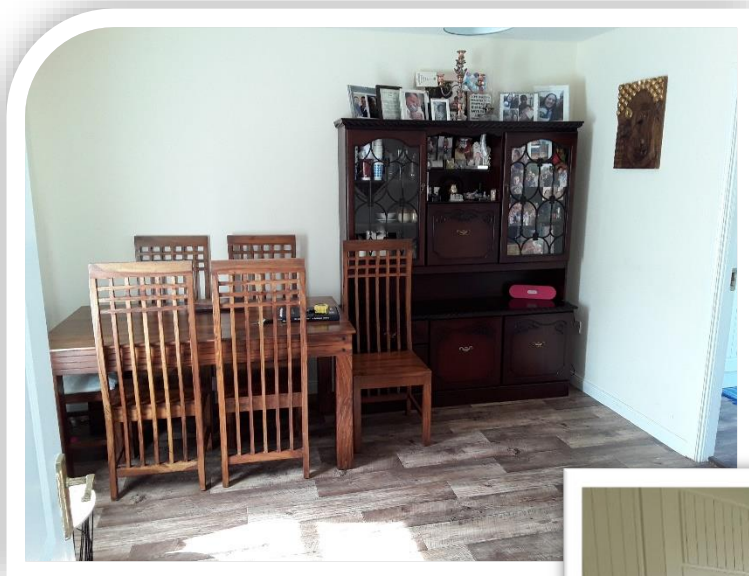
Good sized patio area and private rear garden



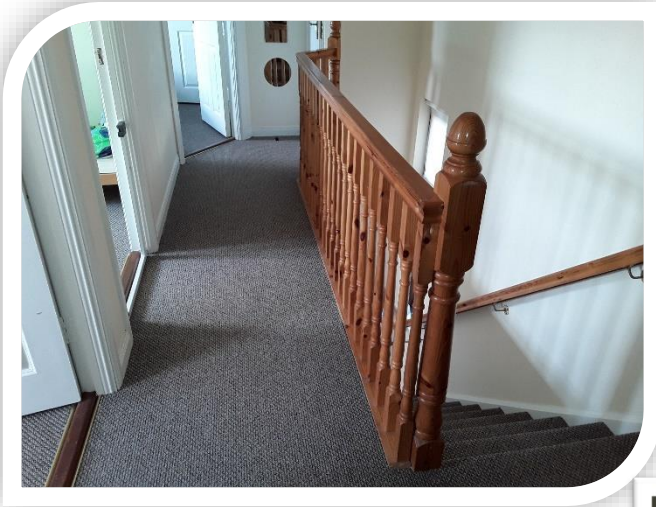
Spacious living room with timber floor and fire place.



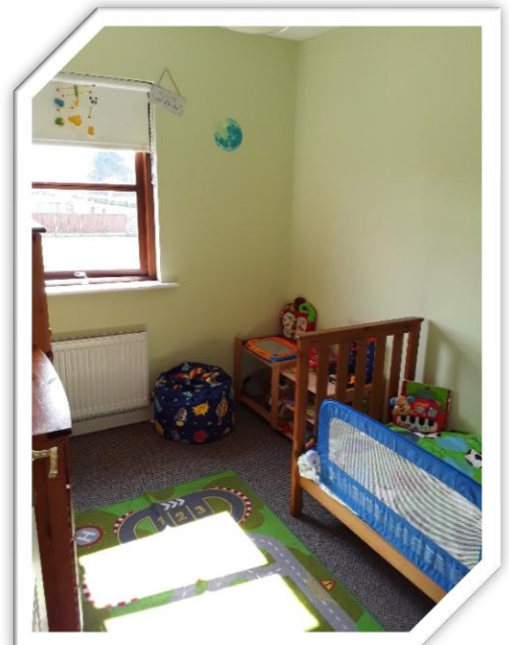
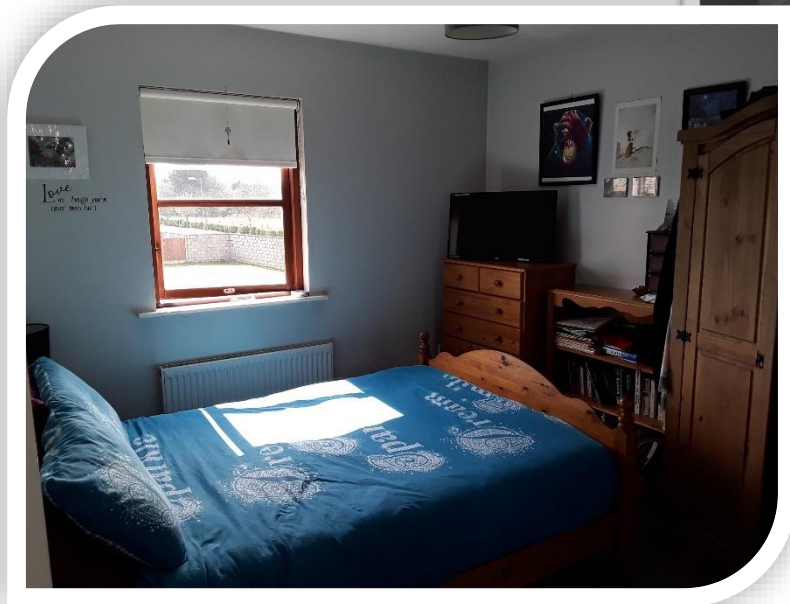
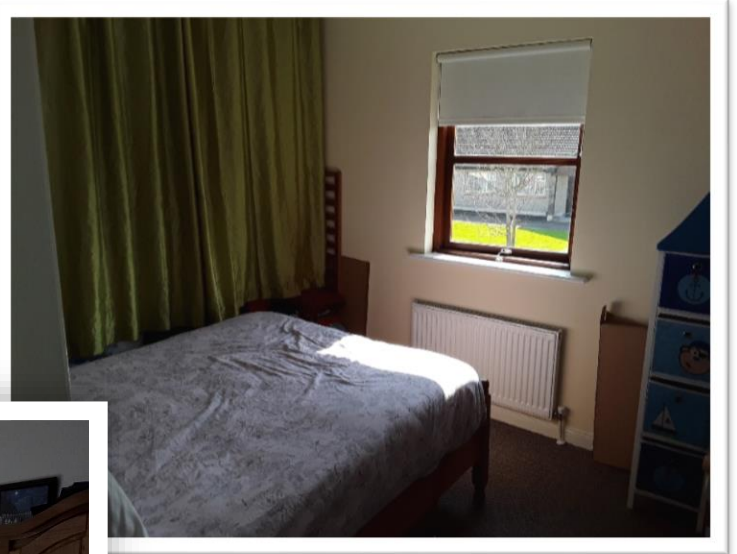
Dining room with archway to fully fitted Kitchen



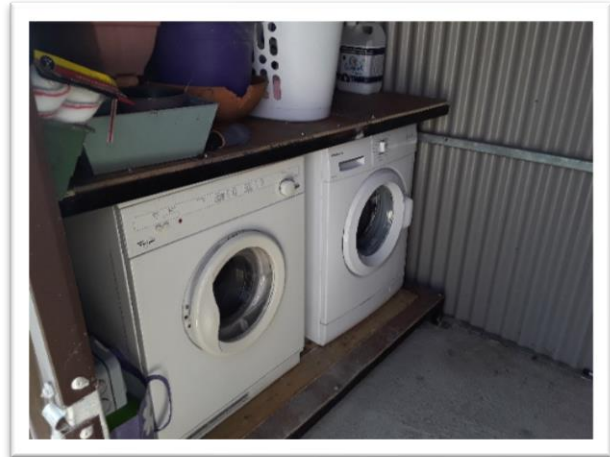
Spacious stairs and landing



3 bedrooms, master with ensuite.



Outside shed with power and plumbing



VIEWINGS

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

SALE PRICE

Offers in excess of €175,000.

DIRECTIONS

From Fermoy follow the road towards Cork through the village of Rathcormac. Take the second left past Spar supermarket, follow the road around and a short distance past the shops is No 104 Riversdale on the left and identified by Paul O'Driscoll 'For Sale' board.

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