



## FOR SALE

Mareli, 51 Corrin View Estate, Duntaheen,  
Fermoy, Co. Cork P61 TN25.



We are delighted to bring to the market this very spacious 3 bedroomed semi-detached house. Perched on the top right-hand side of the estate, this property has lovely views over the town. The property has very private walled in gardens. This house has an east west aspect.

## **ACCOMMODATION**

### **Entrance: recessed porch with tiled floor.**

Entrance hall: 14' 7 X 6' 10

Laminated timber floor. Radiator. Guest Toilet with WHB under stairs.

Sitting-Dining room: 25' 5 X 14' 2

These two rooms are now open plan and can be reinstated back to two separate rooms if required. Fireplace. 2 Radiators. 2 windows. Carpeted. Built in Fire side units.

Kitchen: 15' X 10'

Tiled floor. Solid oak kitchen. Tiled splash back. Plumbed for washing machine. 1 window. Radiator. Door to Conservatory.

Conservatory/Sun lounge: 7' 8 x 10' 7

Lovely bright room overlooking rear garden. Tiled floor.

## **UPSTAIRS**

Spacious stairs and landing. Carpeted. Side window.

Bedroom 1: 13' 3 X 12' 5

Carpet. Radiator. Built in wardrobe. Window overlooking rear garden.

Bedroom 2: 12' 2 X 12' 5

Carpet. Radiator. Wardrobe. 1 window overlooking front garden.

Bedroom 3: 7' 7 X 10' 7

Carpet. Radiator. Built in wardrobe. Window overlooking front garden.

Bathroom: 8' 9 X 7' 5

3 piece bathroom suite. Toilet. WHB. Bath with mixer taps and shower head. Radiator.

## **OUTSIDE**

The property has a large site of approx. 0.0978 acres. The site is walled in at the front and rear and has a tarmac driveway.

### **SERVICES**

- Mains water
- Mains sewage
- Oil fired central heating

### **FEATURES**

- Excellent location within Fermoy Town.
- Large private site.
- Private off street parking.
- Within walking distance of all amenities.
- Energy rating BER D2

### **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**

Price on application.





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