

**La Dolce Vita, Currabeha, Fermoy,
Co.Cork P61 H261**



La Dolce Vita has just come to the market with Paul O'Driscoll Auctioneer. A Unique opportunity to acquire a traditional two storey detached extended cottage. The property stands on C. 1-acre plot with beautiful South facing views. The main cottage incorporates a Living Room, Bedroom and upstairs two attic bedrooms. The rear extension incorporates a bathroom, a large open plan kitchen cum living room, sunlounge and upstairs has two spacious double bedrooms, one with an en-suite. This property has been tastefully extended and re-developed whilst keeping a lot of its traditional character.

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ACCOMMODATION OF ORIGINAL COTTAGE

Entrance Door:

Solid teak door with glass panel leading into the sitting room

Sitting Room: 12' x 12'

Featured stone fireplace with exposed stone wall. Built in wood burning stove. Traditional latted ceiling. Pine staircase. Two sash windows and one radiator. Timber flooring.

Bedroom 1/ office Study: 10' x 11' 4"

Two windows. Radiator. Timber flooring. Traditional latted ceiling.

Upstairs.

Bedroom 2: 11' x 9' 11"

One gable window. Vaulted timber ceiling. One radiator. Timber Flooring.

Bedroom 3: 12' x 12'

One radiator. One gable window. Vaulted timber ceiling. Timber flooring.

ACCOMMODATION OF EXTENSION

Bathroom: 8' 2" x 8'

Fully Tiled floor and walls. Walk in Shower unit. Toilet and wash hand basin. Built in jacuzzi bath. Window. One radiator.

Open plan kitchen cum living room with exposed timber beams throughout.

Kitchen: 8'7" x 11'6"

Tile floor. One window. Built in wall and floor units and island unit. Belfast sink, hob and oven. Plumbed for washing machine and dishwasher. Door leading to back garden.

Living Room: 19 x 19'5"

Three windows. Double doors leading to sunlounge. Two radiators. Pine staircase leading to upper floor. Self-standing wood burning stove with raised heart. Timber Flooring.

Sunlounge: 9' x 13'

Vaulted pine ceiling. Superb views of surrounding countryside. Patio door leading out to timber decking.

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Spacious landing, carpeted with Velux window and vaulted ceiling.

Bedroom 4: 12' x 13'
One radiator. One large West facing window. Vaulted ceiling. Carpeted.

Bedroom 5: 8' x 8'5" and 7'8" x 16'4"
T-shaped room with Velux window and radiator. Carpeted.

Ensuite: 3' x 8'9"
Shower tray, toilet and wash hand basin. Plumbed and wired for electric shower.
One radiator. Vinyl flooring. One window.

Outside

The property stands on just over one acre of landscaped mature gardens with earthen stone ditch boundaries. Double gates leading to the property with chipped stone driveway. To the western side of the house there is a timber decking, accessed from the sunlounge.

Services: Water by way of bored well.
Sewage by way of bio cycle.
Electricity.

Features:

- Traditional property.
- Superb potential for further development.
- Excellent location with superb scenic views overlooking the Bride Valley
- Oil fired central heating.
- Only 10 mins from Fermoy Town on the N72.

Guide Price: €198.500

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Location:

From Fermoy town take the N72 heading for Lismore for 12 Kms. The property is on your left-hand side and will be indicated by a Paul O'Driscoll For sale board.

VIEWINGS

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

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