

**FOR SALE**

**66 Pairc An Oir, Rathcormac,**

**Co Cork P61 CK06**



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to present this three-bed semi-detached two storey residence. 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 An Oir with parking.

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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Auctioneers & Valuers

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## **ACCOMMODATION**

Spacious Entrance Hall: 6'6" x 14'  
Solid teak door with side glass panel. Tiled floor. Radiator. Pine stairs.  
Guest WC, Wash hand basin, tiled floor. One window.

Living room: 14'9" x 11'2"  
Large spacious living room with timber flooring, bay window overlooking the green area. Chimney with built in wood burning stove. Double doors leading to kitchen/dining room. Radiator.

Kitchen cum Dining room: 18'4" x 10'10"

Fully fitted kitchen with wall and floor units. Tiled Floor and tiled splashback.  
Fully plumbed and wired for all appliances. Extractor fan.  
Sliding patio door to the rear garden and kitchen window.

Upstairs;  
Spacious landing, Stairs and landing carpeted with hot press and dual immersion.  
Stira stairs leading to the attic. Spacious attic floored, ideal for storage.

Master Bedroom: 13'4" x 10'3"  
Bay window overlooking the green. Carpeted. Radiator.  
With En-suite tiled with walk in shower unit, wash hand basin, toilet and radiator.

Bedroom 2: 12' x 10'  
Carpet, radiator, one window.

Bedroom 3: 8'1" x 7'9"  
Carpet, radiator, one window.

Family Bathroom: 6'8" x 6'7"  
Vinyl floor covering. 3-piece suite, radiator. Wall tiling around bath unit to ceiling.  
Mixer shower unit over bath. One window.

## **Gardens:**

To the front of the property are lawns and hedging. Concrete driveway. Side entrance to a very private rear garden with a large concrete apron (patio area). Concrete pathway leading to steel garden shed. This shed is plumbed for washing machine and wired. There is also a large perplex canopy to the side of the shed with clothes line.

### Services:

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

### *Further information;*

- This home has an energy rating of BER B3.
- PVC double glazed windows throughout.
- Excellent condition.
- Close to all amenities.

### SALE PRICE

€225,000.

### NOTE

This property has been extensively refurbished by its present owners. All doors skirting and architraves have been replaced. New flooring has been fitted, (carpets and tiling). A higher spec of insulation has been fitted giving the property an excellent BER rating of B3.

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

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