

**Woodlands, Duntaheen,
Fermoy, Co. Cork, P61 Y757**



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to present this detached four bedroomed bungalow. The property is in a prime location on the Duntaheen Road within close proximity to all amenities.

The bungalow extends to approx. 1550 sq. ft including garage and stands on a 0.11 hectares mature gardens and driveway.

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PSRA Licence No: _003876

ipav
Institute of Professional
Auctioneers & Valuers

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THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS

Accommodation:

Entrance Porch: 4'10" x 8'4"

This is a large spacious entrance porch with sliding patio door and glass panelling. Tiled flooring. Teak glass panelled door with side glass panels leading to main entrance hall

Entrance Hall: 13'2" x 5'6"

Corridor to bedrooms: 15' x 3'3"

Solid timber flooring. Radiator.

Lounge: 13'2 x 17'8"

Carpet. Curtains. Open fireplace. Radiator. Window.

Kitchen cum Dining room: 21'6" x 10'2"

Fully fitted kitchen with wall and floor units. Built in Oil range. Timber flooring. Archway to conservatory.

Conservatory: 8'5" x 11'2"

Sliding patio door leading to rear garden.

Utility: 9'10" x 10'8"

Vinyl floor covering. Floor units with stainless steel sink with hot and cold taps. 1 window. Plumbed for washing machine. Toilet with wash hand basin and store room off. Door leading to garage.

Garage 21' x 11'

Up and over door. This garage is easily convertible if one required additional accommodation.

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Main Bedroom: 14'10" x 11'2"

Carpet. Blinds, Radiator. Built in wardrobes. Window.

Bedroom 2: 10'5" x 14'1"

Carpet. Radiator. 1 Window. Build in wardrobes. Blinds.

Bedroom 3: 7'10" x 10'2"

Carpet. Radiator. 1 Window. Built in Wardrobe. Curtains.

Bedroom 4: 9'10" x 9'1"

Carpet. Radiator. 1 Window. Built in Wardrobe with study desk. Curtains.

Bathroom: 10'7" x 7'9"

Walls and floor tiled. Toilet. Shower. Wash hand basin. Radiator. Window.

Outside:

Private rear garden with patio area. Front garden is laid out in lawn with chipped driveway and mature hedgerows and trees.

VIEWINGS

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

SALE PRICE

Open to offers in the region of €239,500.

Services:

- Mains Water and sewage
- Electricity.
- Oil Fired central heating
- Close to all amenities
- BER E1

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