

FOR SALE

Mid-terraced 3 Bedroomed Home,

5 Heather Way, Forest Glen, Fermoy Co Cork
P61 TD40.



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to present new to the market, this modern well maintained delightful three-bedroom mid-terrace property, located within walking distance of Fermoy town and just a thirty-minute commute to Cork City. Presented in excellent condition throughout, this spacious property extends to c. 900 sq. ft. and is an ideal first-time buyer family home or investment property with an attractive rental potential.

Viewing is highly recommended.

ACCOMMODATION

Entrance hallway: 12'10" x 6'2"

Solid teak door with glass panel and side window. Radiator with cover.

Laminated timber floor. Fully integrated under stairs storage.

Glass panelled doors leading into Living room and Kitchen.

Living Room 12'3" x 12'3"

Spacious living room with marble fireplace. Timber flooring. Radiator. Window.

Kitchen / Dining Room 19'1" x 11'8"

Fully fitted modern kitchen with granite worktop. Breakfast counter with seating area.

Integrated appliances. Recessed lighting. Laminated timber floor. Tiled splashback.

1 window.

Dining area has laminated timber floor. Radiator. Built in wall-to-wall units.

Recessed lighting. Double patio door leading out onto decking area.

Upstairs:

Stairs and landing carpeted. Built in Hot press on the landing.

Master Bedroom 12'2" x 9'6"

Carpet. Radiator. 1 Window overlooking rear garden. Built in Unit

Bedroom 2 12'11 x 10'2"

Carpet. Window. Radiator. Built in Unit.

Bedroom 3 9'6" x 8'7"

Radiator. Window. Built in Unit.

Bathroom 7'4" x 7'1"

Tiled floor. Built in vanity unit with sink. Toilet and Walk in shower unit.

Window. Radiator.

Outside:

Private rear garden with south facing aspect. Timber fencing. Decking area. Outdoor power point.

Garden shed. Front garden with double driveway and laurel hedging on the boundary.

Services:

Main's water and sewage
Electricity
Gas Central Heating

FEATURES

- BER C3
- Off-street private parking.
- South facing rear garden with shed and decking area.
- High spec decorative finish throughout with high-end built-in furnishings.
- Kitchen appliances included in sale.
- Curtains and light fittings included in sale.

VIEWINGS

Viewing of this home comes highly recommended and is strictly by prior appointment.

Please contact Paul O'Driscoll for to arrange a viewing.

SALE PRICE

Price Guide: €220,000

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



PSRA Licence No: 003876