

FOR SALE

5 Beech Rise, Crann Ard, Fermoy, Co. Cork.
P61 XW60



We at Paul O'Driscoll Auctioneers are delighted to bring to the market this lovely 3 bedroomed detached two storey residence. The property extends to C. 1200 sq. ft over two floors. This property is in good condition throughout and located in a quiet cul-de-sac of 6 houses and only a short walk from all amenities. Access to the M8 is only a 3-minute drive and the Jack Lynch Tunnel is only a 20-minutes' drive. Viewing is highly recommended.

ACCOMMODATION

Entrance hallway

Large spacious hall way. Solid teak entrance door with side glass panel.
Pine staircase. Tiled floor. Radiator.

Guest toilet: 5'6" x 5'2"

Tiled floor. Radiator. Toilet and wash hand basin.

Living Room: 10'6" x 15'7"

Laminated timber flooring. Bay window. Radiator. Double glass panel doors to kitchen/dining.

Kitchen / Dining Room: 26' x 16'

Tiled flooring. Fully fitted kitchen with wall and floor units. Double patio door to rear garden.

Upstairs:

Spacious landing with tongue and grooved timber flooring
Hot Press with dual emersion.

Bedroom 1: 12'6" x 10'4"

Pine timber flooring. Radiator. Window.

Ensuite: 5'6" x 8'4"

Toilet. Wash hand basin. Walk-in shower unit. Radiator

Bedroom 2: 12'6" x 13'3"

Pine timber flooring. Radiator. Window.

Bedroom 3 10'9" x 9'3"

Pine timber flooring. Radiator. Window.

Bathroom 5'6" x 5'2"

Timber flooring. Toilet. Wash hand basin. Bath.

OUTSIDE:

Open plan front gardens. Private rear garden with side entrance.

FEATURES

- BER B3
- Double Driveway
- Oil fired central heating
- Close to all amenities.
- Five-minute drive from the M8 and 20 minutes from the Jack Lynch Tunnel.

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

€240,000.

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