



**Rosemount, Duntaheen Road, Fermoy,
Co. Cork P61 WK64**



Paul O'Driscoll Auctioneer is delighted to bring to the market this superbly appointed 4/6 bedroomed detached family home extending to C.1200 sq. ft and standing on large mature walled in gardens. This property enjoys the benefit of a south facing aspect.

Rosemount is located in a most convenient and sought-after residential area of Fermoy on the Duntaheen Road within walking distance of all amenities.

This is an excellent opportunity for any potential purchaser to acquire a spacious well-appointed detached residence.

Viewing comes highly recommended and strictly by prior appointment.

ACCOMMODATION

Entrance Hall: 4'9" x 12'

Laminated timber floor. Radiator. PVC entrance door with side glass panels.

Sitting Room: 15' x 12'2"

Laminated timber floor. Radiator. Window. Black slate fireplace with ornate cast-iron insert.

Kitchen cum Dining Room: 10' x 20'9"

Laminated timber floor. Radiator. 2 windows. Fully fitted kitchen with wall and floor units. Plumbed for washing machine. PVC door leading to rear garden.

Central Hallway leading to bedrooms: 3' x 30'5"

Laminated timber floor. Built-in hot-press and storage closet.

Bedroom 1: 9' x 12'6"

Laminated timber floor. Radiator. Window.

Bedroom 2: 9'9" x 8'2"

Laminated timber floor. Radiator. Window.

Bedroom 3: 14' x 9'

Laminated timber floor. Radiator. Window.

Bedroom 4: 9'8" x 11'

Laminated timber floor. Radiator. Window.

Additional rooms suitable for bedrooms or home office:

Room 1: 9' x 9'9"

Carpet. Built-in wardrobe. Radiator. Window

Room 2: 9'9" x 10'1"

Laminated timber floor. Built-in wardrobe. Window.
Door leading to back garden.

Bathroom: 10' x 7'7"

Fully tiled wall and floor. Radiator. Toilet. Wash hand basin. Walk in Shower unit with fitted electric shower.

Services: Mains Water. Mains Sewage. Oil Fired Central Heating. Electricity.

Building Energy Rating: **E1**

Outside: Mature walled in landscaped gardens with double driveway.

VIEWINGS

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

Price Guide: **€325,000**

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