



FOR SALE

Loughaphreaghoun, Rathcormac,
Co Cork. P61 DK80.



Paul O'Driscoll Auctioneer is offering for sale this beautiful detached road side property standing on just over 1 acre of land. The property is in a prime location mid-way between Rathcormac and Castlelyons and only a short drive from Fermoy town. 20 mins from the Jack Lynch Tunnel.

ACCOMMODATION

Side Entrance Hall: 12'4" x 3'

Glass panelled door into hallway. Vinyl floor covering

Kitchen cum living room: 12' x 21'2"

Red brick fireplace with built in solid wood burning stove.

Vinyl floor covering. Electric storage heater.

Double doors leading to conservatory. 1 window.

Utility: 5'7" x 9'

Vinyl floor covering. Plumbed for washing machine and dryer.

Conservatory 11'8" x 11'3"

Double doors leading to south facing front garden.

Vinyl floor covering.

Central hallway leading to bedrooms 17'6" x 3"

Carpet. Radiator. Stira stairs leading to attic.

Living Room: 11' x 14'

Carpet. 2 windows. Radiator. Ornate cast iron fireplace with timber surround and overhead mantle.

Bedroom 1: 14'2" x 9'8"

Carpet. 2 windows. Radiator. Built in wardrobe.

Bedroom 2: 8'4" x 13'8"

Carpet. 2 Radiators. 2 windows.

Bathroom: 8'4" x 8'8"

Radiator. Window. Vinyl floor covering. Built in hot press with shelving. Walk in shower unit fully tiled with electric shower fitted. Toilet. Wash hand basin.

OUTSIDE BUILDINGS

Building 1 8'3" x 22'

Block wall construction. Smooth plaster exterior finish with corrugated galvanised roof.

Main Garage 15' x 21'4"

Block wall construction. Apex corrugated galvanised roof.

Potting Shed (1) 14'2" x 12'9"

Potting Shed (2) 10' x 9'

Store 9'7" x 20'5"

SERVICES

- Main's water
- Sewage by way of septic tank.
- Electricity
- Oil Fired central heating.

VIEWINGS

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

SALE PRICE

€220,000

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