



FOR SALE

131 Glencullen, Fermoy, Co. Cork, P61 KD71



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 4-bedroom semi-detached 2 storey residence. The property is in an excellent location within walking distance of all amenities.

The property has lots of potential as a family home or as an investment opportunity. The property is in good condition throughout and offers spacious living accommodation with side entrance, double driveway and walled-in rear garden.

This property incorporates a large spacious Entrance Hall, under stairs storage plumbed for a WC, Sitting room with fireplace, Kitchen cum dining room. Upstairs: 4 spacious bedrooms, family bathroom and ensuite. The property extends to approximately C.1350 sq. ft.

ACCOMMODATION

Entrance hall: 16' X 8'

Solid teak door with insert glass panel. Laminated timber flooring. Under stairs storage room which is plumbed for a toilet and wash hand basin. Radiator. Side window.

Sitting room: 16'4" X 15'4"

Laminated timber flooring. Large bay window overlooking front garden. Cast iron open fireplace with timber surround. Built in side fire units. Radiator.

Kitchen cum dining room:

Kitchen area: 12'1" X 8'6"

Built in wall and floor units. Vinyl floor covering. Window overlooking rear garden. Archway to the dining area. Plumbed for washing machine.

Dining area: 12'1" x 12'8"

Vinyl floor covering. Radiator. Sliding patio door to rear garden.

Stairs and landing carpeted. Hot Press and Dual Immersion.

Bedroom 1: 13'4" x 13'6"

Timber flooring. Radiator. Window. Double built-in wardrobe.

Ensuite: 9' x 3'4"

Spacious ensuite with toilet, wash hand basin and walk in shower unit. Tiled. Window.

Bedroom 2: 12' X 10'10"

Timber flooring. Radiator. Window. Built in wardrobe.

Bedroom 3: 8'7" x 13'

Timber Flooring. Radiator. Window. Built in shelving and wall unit.

Bedroom 4: 8'9" x 8'4"

Timber Flooring. Radiator. Window. Built in wardrobe.

Bathroom: 6'7" X 8'2"

Tiled flooring, partly tiled walls around bath unit. Bath, toilet and wash hand basin. Radiator. Window.

OUTSIDE

Large rear garden completely patioed with flower beds on all three sides. Timber garden shed. High timber fencing giving privacy. Side entrance. Front garden is laid out in grass with a double concrete driveway providing space for two cars.

SERVICES

- Mains water
- Mains sewage
- Gas fired central heating

FEATURES

- Prime location.
- Spacious 4 Bedroom house.
- Close to all amenities.
- Private parking.

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

Guide price: €235,000

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