

## FOR SALE

6 Chapel Hill, Fermoy  
Co. Cork. P61 F977



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 2-bedroom mid-terrace 2 storey residence. The property is in an excellent location within walking distance of all amenities. Ideal as a family home or as an investment opportunity.

The property is in excellent condition throughout and has been well maintained over the years. Viewing comes highly recommended.

## **ACCOMMODATION**

### **Entrance Porch: 4'6" X 3"**

Glass panel PVC window. Tiled Floor.  
Solid glass panel door leading to sitting room

### **Sitting Room: 12'5" x 15'1"**

Carpet. Radiator. Door leading to Kitchen. 1 Window.

**Hallway to kitchen:** Built in Closet with Hot-press and dual immersion

### **WC 9'2" x 3'4"**

Fully tiled wall and floor. Radiator. Toilet. Wash hand basin.

### **Kitchen: 7'6" X 12'9"**

Tiled flooring. Radiator. Fully fitted modern kitchen with wall and floor units. Built in Hob and Oven. Plumbed for dishwasher. PVC door leading to back yard (10' x 6') with garden shed (6' x 5'8" which is wired and plumbed for washing machine and dryer.

## **UPSTAIRS**

### **Landing 9'8" x 3'**

Stairs and landing carpeted.

### **Bedroom 1: 12'7" X 8'3"**

Carpet. Radiator. 2 Windows. Built in wall-to-wall wardrobe.

### **Bedroom 2: 6'2" X 9'3"**

Carpet. Radiator. Built in wardrobe.

### **Bathroom: 12'3" X 3'4"**

Fully tiled floor and walls. 1 window. 1 towel radiator.  
Walk in shower unit with electric shower fitted. Toilet. Wash hand basin.

### **OUTSIDE:**

The property has a walled in rear yard with garden shed.

### **Services.**

- Mains water
- Mains sewage
- Gas central heating
- BER C2

### **FEATURES**

- Prime location.
- Lovely presented 2-bedroom house.
- Close to all amenities.

### **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**


€175,000

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