

## FOR SALE

### Rosnaree Strawhall Fermoy, Co Cork P61 VW29



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this well-appointed 3-bedroomed detached bungalow. The property is well located at the edge of Fermoy Town with superb views of the surrounding countryside.

The property extends to approx. 1200 square feet with good spacious living accommodation. Private walled in gardens and detached garden shed.

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 Porch: 2'8" X 4'7"

Sliding PVC patio door. Glass panel PC door leading into hallway. Tiled flooring.

Entrance hall: 14'3" X 4'6"

Radiator. Timber Floor.

Living room: 12' X 10'6"

Marble fireplace with teak surround. Radiator. Shelved unit.  
Double doors leading to conservatory.

Conservatory: 12'3" x 17'8"

Radiator. Double patio door leading to front garden. 2 Velux windows.

Dining room: 11'7" x 11'8"

Fireplace. Solid teak flooring. Radiator. Large window overlooking rear garden.

Kitchen: 19'3" x 9'

Tiled flooring. Fully fitted kitchen with wall and floor units. Plumbed for washing machine. Tiled splashback. Door leading to rear garden. Two windows.

Internal corridor leading to bedrooms: 15' x 2'7"

Bedroom 1: 13'5" x 11'3"

Solid pine floor. Radiator. One window. Built-in wardrobe.

Bedroom 2: 11'3" X 10'7"

Solid pine floor. Radiator. One window. Built in wardrobe.

Bedroom 3: 8'5" x 10'1"

Solid pine Floor. Radiator. One window. Built in wardrobe

Wet room: 5'5" X 5'10"

Tiled floor. Radiator. One window. Wash hand basin. Shower.

Toilet: 5'6" X 2'10"

Tiled floor. Radiator. One window. Toilet and wash hand basin.

## OUTSIDE

Walled in gardens front and rear with chip driveway. Well mature hedgerows and landscaped gardens which has superb views over the Blackwater valley.

Detached garden shed of block wall construction with apex tiled roof.  
External measurements 11'8" x 12'7".

Ample private parking.

## SERVICES

- Main's water
- Main's sewage
- Oil fired central heating
- BER D1

## FEATURES

- Prime location
- Spacious 3 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: €250,000

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