



FOR SALE

10 The Crescent Dun Eala, Duntahane,
Fermoy, Co Cork P61 VK73



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this well-appointed 3-bedroomed 2 storey semi-detached residence. The property is in a prime location within walking distance of all amenities, on an elevated site with superb views of the countryside.

The property has lots of potential as a family home or as an investment opportunity.

It is in good condition throughout and offers spacious living accommodation with side entrance, large private rear garden and open plan front garden with double driveway.

ACCOMMODATION

Entrance hall: 18'3" X 6'3"

Solid teak entrance glass panelled front door. Carpet.
Radiator. Under stairs WC with wash hand basin.

Sitting room: 11'4" X 15'3"

Carpet. Radiator. Cast iron fireplace. Bay window overlooking front garden.

Kitchen-dining room: 18'4" x 11'7"

Fully fitted kitchen with wall and floor units. Plumbed for washing machine. Wired for electric cooker. Tiled covering. Sliding Patio door leading to rear garden. One window.

Spacious stairs and landing carpeted. Hot Press and Dual Immersion.

Bedroom 1: 11'5" x 14'

Carpet. Radiator. One window. Built-in wardrobe.

Ensuite: 8'6" x 2'8"

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

Bedroom 2: 11'5" X 14"

Carpet. Radiator. Bay Window.

Bedroom 3: 7'9" x 7'7"

Carpet. Radiator. Window. Built in wardrobe.

Bathroom: 6'3" X 6'3"

Tiled flooring and walls. Bath, toilet and wash hand basin.
Radiator. Window. Electric shower unit over bath.

OUTSIDE

Large walled in rear garden laid out in grass with side entrance and timber garden shed.

Front garden is laid out in grass with a concrete driveway providing off street parking.

SERVICES

- Main's water
- Main's sewage
- Gas fired central heating
- BER C2

FEATURES

- Prime location within walking distance of all amenities.
- Spacious 3 Bedroom house.
- 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: €225,000

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