

## FOR SALE

No. 6 Rathowen, Duntaheen Road,  
Fermoy, Co. Cork P61 H529



Paul O'Driscoll Auctioneer is delighted to bring to the market this well-appointed 3 bedroomed two storey semi-detached residence. Rathowen is in a hugely popular development in the heart of the Town of Fermoy. The property extends to approximately 1000 sq feet over two floors with spacious gardens front and rear and double concrete drive way and side entrance.

Viewing of this property is highly recommended by sole selling agent.

## ACCOMMODATION

Entrance Hall: (6ft x 19ft)

Spacious entrance hall. Radiator. Solid teak door with glass side panel.  
Guest WC and wash hand basin under the stairs.

Sitting room: (13ft x 11ft 8)

Radiator. 1 Large Bay Window overlooking front garden.  
Fireplace with cast iron insert, timber surround and fitted gas fire.  
Open archway to Kitchen diner.

Kitchen: (13ft 9 x 13ft)

Tiled flooring. Fully fitted wall and floor units. Plumbed for dishwasher. Stainless steel sink with drainer (hot and cold). Tiled splashback. 1 Window. Fitted extractor fan. Gas Hob and oven. Radiator.

Utility: (6ft x 7ft 2)

Tiled flooring. Radiator. Plumbed for utilities. Door leading to rear garden.  
Built in storage area.

Spacious stairs and landing.

Carpet. Hot press with built in shelving and dual immersion.

Bedroom 1: (11ft 1 x 11ft 4)

Tongue and grooved timber flooring. Radiator. 1 window.  
Built in Wardrobe.

Ensuite: (8ft 6 x 3ft 2)

Toilet, walk in shower unit fully tiled with fitted electric shower, wash hand basin.  
Radiator. Window. Tongue and grooved timber flooring.

Bedroom 2: (11ft x 11ft )

Tongue and grooved timber flooring. Radiator. Bay Window.

Bedroom 3: (8ft 2 x 7ft 6)

Tongue and grooved timber flooring. Radiator. Window.

Bathroom: (5ft 4 x 8ft 3)

Vinyl floor covering. 3-piece white suite. Tiled around bath. Radiator. Window.  
Electric show over bath.

## OUTSIDE

Large gardens front and rear with double concrete driveway. Large side entrance. Timber garden shed.

## SERVICES

- Mains water
- Mains sewage
- Gas fired central heating

## FEATURES

- Excellent location.
- Spacious family home.
- Within walking distance of all amenities.
- Building Energy Rating (BER) C2

## SALE PRICE


€235,000

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