



FOR SALE

Ballard Araglin Fermoy
Co Cork P61 XY89



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is offering for sale this spacious detached 3 bedroomed bungalow.

The property is stands on 0.22 hectares on an elevated site with superb south facing views of the countryside.

Viewing comes highly recommended and strictly by prior appointment.

ACCOMMODATION

Entrance Hall: 6ft 6 x 16ft 2

Tiled floor. Radiator. PVC door with side glass panel. Opening in the ceiling to cater for installation of a stairs to a large attic.

Living room: 13ft 9 x 18ft 6

Laminated timber flooring. Fireplace. One side window. One large bay window south facing. Radiator.

Kitchen-Dining: 26ft 3 x 13ft

Vinyl floor covering. Fireplace. Patio doors to garden. Fully fitted oak kitchen.

Utility: 6ft 6 x 8ft 6

Laminated timber flooring. Built in units. Plumbed for utilities. PVC door to rear garden.

Corridor 6ft 6 x 16ft 2

Tiled flooring. Hall closet.

Bedroom 1: 11ft x 14ft 2

Carpet. Window. Radiator.

Ensuite: 5ft 4 x 6ft 2

Fully tiled walls and floors. Toilet, wash hand basin. Walk in shower unit. Radiator. Window.

Bedroom 2: 10ft 6 x 9ft 5

Laminate flooring. Window. Radiator.

Bedroom 3: 9ft 9 x 11ft

Carpet. Window. Radiator.

Bathroom: 10ft 5 x 6ft 4

Fully tiled floor and walls. Radiator. Bath, toilet and wash hand basin. Window. Walk in shower unit.

Attic: 48ft x 15ft

Tongue and grooved floor. 3 Velux windows.

SERVICES

- Water by way of bored well.
- Septic tank.
- Oil fired central heating

FEATURES

- Large elevated site with superb south facing views.
- Spacious 3 Bedroomed house with large attic space.
- The property is approx. 3 miles from Kilworth Village and 10 mins drive from Fermoy town.
- Building Energy Rating (BER) D1

Price Guide: €165,000

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



PSRA Licence No: 004540

ipav
Institute of Professional
Auctioneers & Valuers

TEG o VA
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS