



FOR SALE

6 The Avenue Dun Eala, Duntahane, Fermoy, Co Cork P61 PD76



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

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: 18ft 3 X 6ft 3

Solid teak glass panelled front door. Laminate timber flooring. Radiator. Under stairs storage fully shelved.

Guest toilet:

Tiled Floor. Toilet and wash hand basin.

Sitting room: 13ft 1 X 12ft 1

Carpet. Radiator. Cast iron fireplace with timber surround. Bay window overlooking front garden.

Kitchen-dining room: 18ft 6 x 11ft 9

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

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

Bedroom 1: 10ft 3 x 12ft 1

Carpet. Radiator. Window. Two built in wardrobes.

Ensuite: 8ft 6 x 2ft 8

Tiled flooring. Toilet, wash hand basin and walk in shower unit with electric shower fully tiled.

Bedroom 2: 11ft 1 X 10ft 1

Carpet. Radiator. Window. Built in wardrobe.

Bedroom 3: 7ft 2 x 8ft 2

Laminated timber flooring. Radiator. Window. Presently fitted out for a home office. This can easily be changed back to a bedroom.

Bathroom: 6ft 2 X 6ft 4

Tiled flooring and fully tiled around bath. Bath, toilet and wash hand basin. Electric shower over bath. Radiator. Window.

OUTSIDE

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

Large walled in rear garden laid out in grass with side entrance and patio area.

Garden shed (6ft x 6ft)

SERVICES

- Mains water
- Mains 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.

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