

FOR SALE

Forrest View

**3 Cairn Court, Duntaheen Road,
Fermoy, Co Cork. P61 W244**



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this large 5-bedroom detached bungalow with detached garage and large extension to the rear of the garage.

The property is set in a quiet cul de sac in a prime location just off the Duntaheen Road.

The main house consists of 5 spacious bedrooms with 3 ensembles, 1 main bathroom, living room, sitting room, kitchen and utility.

The garage which was converted in the past to accommodate additional bedrooms is now vacant and would be ideally suitable to refurbish as home office or self-contained apartment.

The property has excellent potential for development and in a previous life was used as a bed and breakfast.

ACCOMMODATION

Entrance hall: 13ft 9 x 5ft 2

Solid teak front door with glass side panel. Laminated timber floor. Radiator.
Built in hall closet.

Sitting room: 13ft 7 x 14ft 1

Laminated timber flooring. Marble fireplace with gas insert. Built in fireside units.
2 large windows. Radiator.

Kitchen: 10ft x 14ft 9

Fully fitted wall and floor units. Tiled flooring. Stainless steel sink with hot and cold.
Built in eye level cooker. Built in hob and extractor fan. Plumbed for dishwasher.
Tiled splashback. Door to utility. Sliding doors to living room.

Living room: 13ft 5 x 14ft 1

Laminated timber flooring. Fireplace with built in gas stove. Cornicing. Radiator.
Double doors to rear garden.

Laundry room: 9ft 3 x 11ft 1

Fully tiled. Floor units and worktop. Plumbed for all utilities. Door to rear garden.

Bedroom 1: 15ft 6 x 9ft 5

Laminated timber flooring. Built in mirrored slide robes. Window. Radiator.
Built in wardrobe.

Ensuite: 9ft 1 x 4ft 4

Tiled flooring. PVC wall panelling. Toilet, wash hand basin and walk in shower unit.
Heated towel rail.

Bedroom 2: 19ft x 11ft 8

Laminated timber flooring. Window. Radiator.

Ensuite: 7ft 6 x 2ft 6

Tiled flooring. PVC wall panelling. Toilet, wash hand basin and walk in shower unit.
Radiator. Window.

Bedroom 3: 9ft 9 x 10ft 5

Laminated timber flooring. Window. Radiator. Built in wardrobes.

Ensuite: 9ft 2 x 4ft

Laminated timber flooring. Window. Radiator.

Bedroom 4: 9ft 9 x 9ft 10

Laminated timber flooring. Window. Radiator. Built in wardrobes.

Bathroom: 6ft 4 x 9ft 5

Tiled flooring and party tiled walls. Toilet and wash hand basin. Bath with shower over. Heated towel rail. Large window.

Bedroom 5: 9ft 9 x 9ft 10

Laminated timber flooring. Window. Radiator. Built in wardrobe.

OUTSIDE:

Detached garage with large rear extension. This area was in the past converted to accommodate 5 bedrooms and 3 bathrooms but is no longer in use and would require complete refurbishment. This would be ideally suitable for conversion to home office/gym etc. There are several buildings at the rear which are suitable for storage / workshop.

Rear garden is laid out in lawn with raised flower beds.

The front of the property is walled in, and approx. half has a concrete driveway, and the remainder is laid out in grass.

SERVICES

- Mains water
- Mains sewage
- Gas fired central heating.

FEATURES

- Spacious bright home.
- Off street parking.
- PVC windows and doors.
- BER D1

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