

FOR SALE

4 Ballynoe Road, Conna, Co Cork. P51 AY71



Paul O'Driscoll Auctioneer is delighted to offer for sale this spacious 4 bedroomed dormer style detached residence.

The property has an enclosed walled in maintenance free rear garden with side entrance. Two solid block garden sheds with one timber shed.

The accommodation extends to 1,650 sq. ft approx. (154 sq. m) and has all the necessary attributes that any family could possibly want.

Located only 20 mins drive from Fermoy Town/access to M8 motorway, 25 minutes' drive from Midleton and a 20-minute drive to Rathcormac where you can access the M8 Motorway.

Viewing is highly recommended by selling agent Paul O'Driscoll.

Accommodation

Entrance Hall

Teak front door with glass panels and 2 side glass panels with letter box.
Timber flooring. Radiator. Understairs storage.

Living Room **4.83 m x 3.81 m**

Carpet. 2 x Radiators. Large bay window overlooking front garden. One side window.
Marble fireplace with wood burning stove.

Kitchen-Dining **7.97 m x 3.66m**

Tiled flooring. Fully fitted kitchen with wall and floor units. Tiled splashback. Hob, oven and extractor fan. Stainless sink with mixer taps. Two Windows. Patio door to rear garden. Radiator.

Utility **1.83 m x 1.77m**

Tiled flooring. Door to rear garden. Plumbed for washing machine.

Main Bedroom **4.88m x 3.53m**

Timber flooring. Radiator. Large bay window overlooking front garden. One side window.

En-Suite

Tiled flooring and partly tiled walls. Fully tiled walk-in shower unit with electric shower.
Toilet and wash hand basin. Radiator. Window.

Stairs and landing.

Spacious landing. Timber flooring. Radiator. Landing window.

Bedroom 2 **4.19m x 3.91m**

Timber flooring. Radiator. Window.

En-Suite

Fully tiled walls and floor. Toilet and wash hand basin. Walk in shower unit with electric shower.

Bedroom 3 **4.19m x 3.25m**

Carpet. 2 x Windows. Radiator.

Bedroom 4 **4.27m x 3.53m**

Carpet. Window. Radiator.

Main Bathroom **2.84m x 2.34m**

Vinyl flooring. Partly tiled walls. Toilet and wash hand basin. Radiator. Window.
Bath with shower overhead.



- Mains Water and sewage.
- Oil fired central heating.
- BER C1

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