



**FOR SALE**  
**No. 33 Rathcarrig, Pike Road, Fermoy,**  
**Co. Cork P61 K258**



We are delighted to offer for sale this lovely 3 bedroomed semi-detached residence with double concrete driveway and wall in garden to the rear.

The property is in good condition throughout and has a very private southwest facing rear garden.

Close to all amenities, within walking distance of Fermoy Town.

**Viewing comes highly recommended**

## **ACCOMMODATION**

Entrance hall: 5ft 9 x 12ft 3

Solid teak front door with side glass panels. Vinyl floor covering Radiator. Red deal stairs.

Sitting room: 10ft 7 x 15ft 3

Laminate timber flooring. Fireplace with built in solid fuel stove. 2 Windows. Radiator. Double doors leading to kitchen dining.

Kitchen-Dining: 17ft 2 x 11ft 3

Vinyl floor flooring. Fully fitted kitchen with wall and floor units. Tiled splashback. Built in gas hob and oven, extractor fan, plumbed for washing machine and dishwasher. Stainless steel sink with hot and cold. Window overlooking rear garden. Radiator. Door to rear hallway.

Back hallway 4ft 4 x 5ft 3

Door leading to rear garden.

Guest Toilet 4ft 4 x 3ft 9

Toilet and wash hand basin. Window.

### **First Floor:**

Spacious stairs and landing. Carpeted. Access to attic.

Bedroom 1: 16ft 3 x 10ft 5

Carpet. Radiator. 2 windows.

Bedroom 2: 12ft 2 x 9ft 10

Carpet. Radiator. Window.

Bathroom: 7ft 8 x 5ft 6

Vinyl floor covering. Toilet and wash hand basin. Bath with shower. Partly tiled around bath. Radiator. Window.

Bedroom 3: 8ft 6 x 7ft 10

Carpet. Radiator. Window

### Outside:

Double concrete driveway to the front.  
Large fenced in garden to the rear with patio area.  
Metal garden shed.

### SERVICES

- Mains water and sewage
- Gas fired central heating.

### P61FEATURES

- PVC double glazed windows throughout.
- Close to all amenities.
- Private off-street parking.
- BER C2

### 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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