

For Sale

Asking Price €550,000

**Sherry
FitzGerald**
O'Donovan



Ballydorgan, Fermoy,
Co. Cork
P61VY56

BER B1

sherryfitz.ie



Sherry FitzGerald O'Donovan Fermoy offer for sale this turnkey detached 6 bedroom residence extending to an impressive 290 sq. m. (3,115 sq. ft.)

of superbly proportioned and finished living accommodation with a B1 energy efficient rating.

Finishes throughout the property are of the highest standards with features such as triple glazed windows throughout, solar pv system, electric gates with camera, engineered oak kitchen, flooring and stairs, fully kerbed tarmac driveway and the front facade finished in a Donegal sandstone.

The property sits on approximately 0.76 acre site with the most scenic uninterrupted views overlooking the Blackwater Valley. There is also a large 2 storey garage with additional lean-to off located in the rear garden.

For the commuter, the property is within a 10 minute drive of Fermoy town and is approximately 30 mins from the Jack Lynch tunnel.



Special Features & Services

- Group water scheme
- Wifi access points throughout
- Wired for external car charger
- Superb finish throughout
- Mature gardens
- Triple glazed windows

Accommodation

Entrance Hall 12.4m x 6.9m (40'8" x 22'8")
Fully tiled floor with vaulted ceiling, recessed lighting, 2 radiators, featured solid oak stairs.

Kitchen/Dining Area 8.6m x 4.3m (28'3" x 14'1")
Tiled flooring. Solid oak kitchen with wall and floor units, bay window, island unit and radiator.

Utility Room 4m x 2.9m (13'1" x 9'6")
Tiled flooring. Solid oak units, radiator, plumbed for washing machine and dryer. Door leading to rear garden.

Guest Wc 1.5m x 1.4m (4'11" x 4'7")
Tiled floor to ceiling. Wc., whb and radiator.

Storage Room 2m x 1.6m (6'7" x 5'3")
Tiled flooring and is fully shelved.

Sitting Room 4.9m x 4.9m (16'1" x 16'1")
Solid oak flooring, featured marble fireplace surround with granite hearth and fitted Stanley stove. Radiators, ceiling coving.

Sunroom 4.7m x 4.9m (15'5" x 16'1")
Tiled flooring. Radiator, stove, vaulted ceiling, recessed lighting double patio doors leading to patio area.

Bedroom 1 3.7m x 3.5m (12'2" x 11'6")
Laminate flooring. Radiator.

Bedroom 2 3.7m x 3.5m (12'2" x 11'6")
Laminate flooring. Radiator. Timber shelving.

Bedroom 3 4.6m x 4m (15'1" x 13'1")
Laminate flooring. Radiator.

Bedroom 4 4.9m x 3.6m (16'1" x 11'10")
Laminate flooring. Radiator.

First Floor

Bedroom 5 (Main Bedroom) 5.4m x 4.5m (17'9" x 14'9")
Carpet flooring. Radiator. Recessed lighting.

Ensuite 3.4m x 2m (11'2" x 6'7")
Tiled floor to ceiling. Wc., whb, power shower. heated towel rail and radiator.

Walk in wardrobe 3.4mx 1.9m (11'2"x 6'3")
Carpet flooring. Fully shelved.

Bedroom 5 4.6m x 5m (15'1" x 16'5")
Carpet flooring. Radiator, recessed lighting.

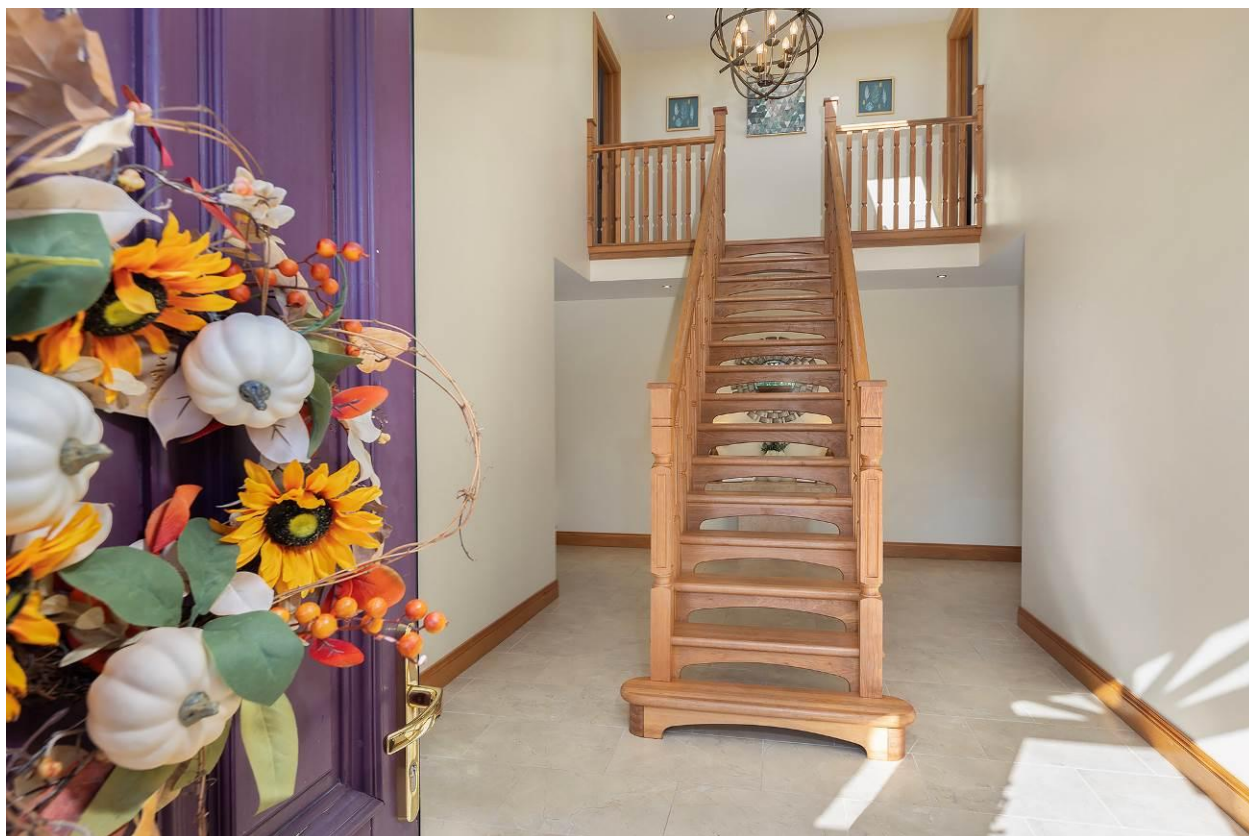
Ensuite 2m x 2.5m (6'7" x 8'2")
Tiled floor to ceiling. Wc., whb, radiator.

Walk in wardrobe 1.9m x 1.6m (6'3" x 5'3")
Carpet flooring

2 Storey Detached Garage 9m x 6m (29'6" x 19'8")
Roller shutter door access. Electricity

1st Floor 9m x 5.4m (29'6" x 17'9")
Floored.













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SOLICITOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No 003457