

# For Sale

Asking Price: €270,000

Sherry  
FitzGerald  
O'Donovan



Pound Lane, Kilworth,  
Co Cork.  
P61 V042

BER D2

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O Donovan offer for sale an excellent opportunity to purchase this well maintained 3 bedroom detached bungalow in a most convenient location in the heart of Kilworth village.

The living accommodation extends to approximately 101 sq. m. and benefits from mains services along with oil fired central heating and two solid fuel stoves.

Externally the property benefits from a driveway to the side, a mature spacious rear garden and a substantial shed ideal for storage.

The property is located within the village of Kilworth and within walking distance of all local amenities including shop, primary school, playground, church and many more. It is also within a 5 minute commute of Fermoy town and is within easy access of the M8 Cork/Dublin motorway.



**BER** BER To be confirmed, BER No. 119406767

### Special Features & Services

- Spacious rear garden
- Shed ideal for storage
- Walking distance of the village
- 5 Minute commute of Fermoy
- Within easy access to the M8 motorway

### Accommodation

<b>Entrance Hall</b>	<b>5.7m x 1.5m (18'8" x 4'11")</b> Timber flooring. Radiator.
<b>Kitchen</b>	<b>3.4m x 3.3m (11'2" x 10'10")</b> Vinyl floor covering. Wall and eye level kitchen units. Tiled splash back. Radiator.
<b>Dining Room</b>	<b>3m x 3.2m (9'10" x 10'6")</b> Carpet flooring. Radiator. Solid fuel fitted stove.
<b>Utility/Storage Area</b>	<b>1.4m x 1.3m (4'7" x 4'3")</b> Vinyl floor covering. Door leading to rear garden.
<b>Sitting Room</b>	<b>5.6m x 3.5m (18'4" x 11'6")</b> Carpet flooring. Radiator. Solid fuel stove fitted stove.
<b>Bedroom 1</b>	<b>3.5m x 3m (11'6" x 9'10")</b> Carpet flooring. Radiator. Fitted wardrobe.
<b>Bedroom 2</b>	<b>3.4m x 3.5m (11'2" x 11'6")</b> Carpet flooring. Radiator. Fitted wardrobes.
<b>Bedroom 3</b>	<b>3.3m x 3.2m (10'10" x 10'6")</b> Carpet flooring. Radiator. Fitted wardrobes.
<b>Main Bathroom</b>	<b>2.3m x 2.2m (7'7" x 7'3")</b> Vinyl floor covering. Wc., whb., power shower, tiled floor to ceiling.





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**NEGOTIATOR**

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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.  
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