

For Sale

Asking Price: €205,000

Sherry
FitzGerald
O'Donovan



26 Ard an Bhaile,
Buttevant,
Co Cork., P51Y338

BER B3

sherryfitz.ie



Sherry FitzGerald O'Donovan are delighted to bring 26 Ard Na Bhaile to the market. This is a three-bedroom semi-detached residence located within walking distance of Buttevant Town. This property has been maintained to a high standard by its current owners and is in turn-key condition. The ground floor comprises of a spacious living room, guest w.c, large kitchen/dining room that leads to a rear south-facing garden. The first floor comprises of three bedrooms, master en- suite and a bathroom.

Located within easy commuting distance of both Cork and Limerick, this property is also located on a hourly bus route to Cork.

A viewing comes highly recommended and by appointment only.



Special Features & Services

- OFCH
- South-facing garden
- Stira to attic
- Turn-key condition
- B3 Energy Rating
- Walking distance from Buttevant town

Accommodation

Entrance Hall	1.8m x 4.8m (5'11" x 15'9") Laminate Flooring.
Guest w.c	1.46m x 1.26m (4'9" x 4'2") Tiled floor, Whb and Toilet.
Living Room	3.2m x 4.35m (10'6" x 14'3") Laminate Flooring. Electric Fire.
Kitchen/Dining	5.25m x 3.54m (17'3" x 11'7") Tiled floor & Splash-back. Fully Fitted kitchen with integrated hob and oven. Plumbed for washing machine. Door to rear.
Landing	3.35m x 1.91m (11' x 6'3") Carpet. Hotpress.
Master Bedroom	3m x 3m (9'10" x 9'10") Carpet.
En-Suite	2.27m x 1.11m (7'5" x 3'8") Tiled Floor. Electric Shower, Whb and Toilet.
Bedroom 2	3.57m x 2.87m (11'9" x 9'5") Carpet.
Bedroom 3	2.16m x 2.81m (7'1" x 9'3") Laminate Flooring.
Bathroom	1.9m x 1.98 (6'3" x 1.98) Fully Tiled. Bath with electric shower, Whb and Toilet.

BER BER B3, BER No. 117483297

Directions P51Y338





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.
PSRA Registration No 003457