

For Sale

Asking Price: €410,000

**Sherry
FitzGerald**
O'Donovan



137 Shanowen, Rathcormac,
Co Cork,
P61V095

BER B

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this turnkey 4 bedroom detached residence set in the popular Shanowen development in Rathcormac.

The living accommodation extends to 131 sq. m. (1407 sq. ft.) of functional living space which has been maintained to high standard by its current owners. The property benefits from a B Energy rating with gas heating and two solid fuel stoves in the sitting room and kitchen/dining area.



There is a double driveway to the front of the property and a generous mature rear garden. No 137 Shanowen is located within walking distance of all Rathcormac's many amenities including national school, shops, playground, service station and is conveniently located approximately a 5 minute commute from the town of Fermoy and within a 25 minute motorway commute of Cork city.

BER BER B, BER No. 119596963



Special Features & Services

- B Energy Rating
- Excellent condition
- Mature rear garden
- Fitted wardrobes
- All main services

Accommodation

Entrance Hall	1.95m x 4.28m (6'5" x 14'1")
Living Room	3.85m x 5.22m (12'8" x 17'2")
Dining Area	3.35m x 4.14m (11' x 13'7")
Kitchen Area	3.70m x 2.92m (12'2" x 9'7")
Utility Room	1.95m x 1.53m (6'5" x 5')
Guest WC	
Upstairs	
Landing	2.34m x 1.74m (7'8" x 5'9")
Bedroom 1	3.92m x 4.08m (12'10" x 13'5")
Ensuite	2.74m x 1.86m (9' x 6'1")
Bedroom 2	3.93m x 3.02m (12'11" x 9'11")
Bedroom 3	3.04m x 3.02m (10' x 9'11")
Bedroom 4	2.11m x 4.08m (6'11" x 13'5")





NEGOTIATOR

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