

For Sale

Asking Price: €260,000

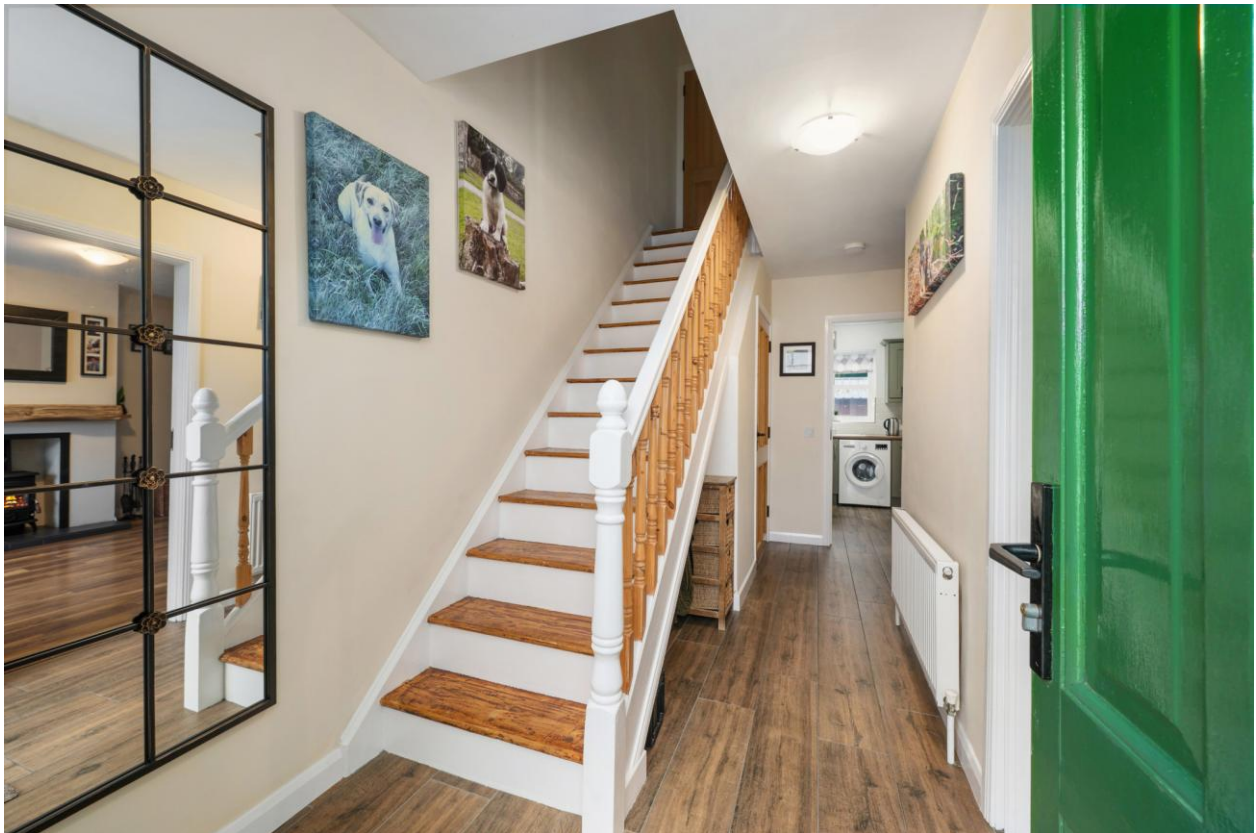
**Sherry
FitzGerald**
O'Donovan



53 Glencullen, Fermoy,
Co. Cork.
P61AE75

BER B3

sherryfitz.ie



Sherry FitzGerald O Donovan Fermoy are delighted to offer for sale this superb 3 bedroom property finished to the highest of standards throughout.

The turnkey accommodation extends to approximately 87 sq. m. and benefits from a "B" energy rating which would qualify for a Green Rate mortgage. The property is bright and airy and styled in neutral colours throughout, offering a blank canvas for its next owner.

No 53 Glencullen has a private driveway to the front and a fully concreted rear yard and also includes a 20 sq. m. timber shed which is serviced with electricity.

The popular development is located within a short commute of all local town amenities including shops, local primary and secondary schools and is within a 5 minute commute of the M8 Cork / Dublin motorway.

BER B3 BER No. 100029172



Special Features & Services

- Turnkey condition
- B Energy Rating
- Gas fired central heating
- Solid fuel stove
- Modern fitted kitchen
- Low maintenance rear yard
- Quiet cul de sac location
- Off street parking
- Timber shed with electricity
- Bespoke steel canopy sheltered area off kitchen/dining

Accommodation

Entrance Hall 4.75m x 2.58m (15'7" x 8'6")
Tiled flooring. Radiator.

Kitchen/Dining 3.27m x 5.72m (10'9" x 18'9")
Wall and floor kitchen units. Substantial double door pantry unit with deep drawers. Tiled floor. Radiator. Sliding patio door leading to rear yard.

Guest Wc. 1.63m x 0.83m (5'4" x 2'9")
Tiled floor to ceiling. Wc., whb. Radiator.

Sitting Room 4.15m x 3.72m (13'7" x 12'2")
Laminate timber flooring. Solid fuel fitted stove. Bay window with window seat and storage underneath. Radiator.

Upstairs Landing 2.63m x 2.11m (8'8" x 6'11")

Bedroom 1 4.03m x 3.51m (13'3" x 11'6")
Laminate timber flooring. Radiator. Fitted wardrobe.

Bedroom 2 4.01m x 3.05m (13'2" x 10')
Laminate timber flooring. Radiator. Fitted wardrobe.

Bedroom 3 2.34m x 2.57m (7'8" x 8'5")
Laminate timber flooring. Radiator.

Bathroom 2.35m x 2.11m (7'9" x 6'11")
Tiled floor to ceiling. Wc., whb., bath with overhead pump shower.

Bespoke Steel Canopy
The stainless steel galvanised canopy is spanning the full width of the rear of the property. This premium structure features a fully zipped enclosure with integrated power points. It allows for all year round comfortable entertaining and functional use.





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