

For Sale

Asking Price: €480,000

**Sherry
FitzGerald**
O'Donovan



Castlehyde East, Fermoy,
Co. Cork. P61Y924

BER B3

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this superbly maintained 5 bedroom residence in superb countryside setting. The functional living accommodation extends to approximately 209.5 sq. m. (2250 sq. ft) and incorporates 5 double bedrooms and a large open plan kitchen/dining/living area.

The property benefits from a B3 Energy rating with 2 fitted stoves along with back boiler heating and oil fired central heating. Externally the property sits on a mature 0.54 site with a south-westerly rear aspect. Mature lawns and gardens with tarmac driveway and a detached block built garage.

The property is located in a most scenic countryside setting with uninterrupted views and is located within less than 1km of Grange National School and a 5 minute commute from Fermoy town and is within convenient access to the M8 Cork/Dublin motorway.

Special Features & Services

- B3 Energy Rating
- Mature private garden
- Recently fitted energy efficient oil boiler
- Turn key condition

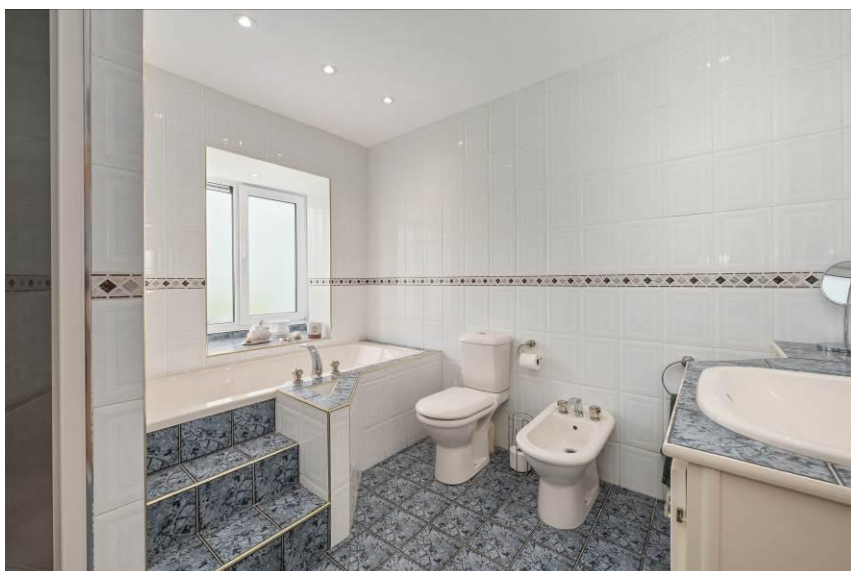
BER BER B3, BER No. 107627416



Accommodation

Entrance Porch:	1.8m x 1.4m (5'11" x 4'7") Tiled flooring.
Entrance Hall	4m x 12.4m (13'1" x 40'8") Timber flooring. Radiator. Skylight window.
Open plan kitchen / dining / living area	9.4m x 8.2m (30'10" x 26'11") Floor and splashback tiling in kitchen area with solid timber wall and floor units. Radiator.
Dining Area	Timber floor. 2 Radiators, bay window and patio door leading to patio area and garden.
Living Room area	Timber flooring, radiator, solid fuel stove with back boiler and recessed lighting.
Utility Room	3m x 1.4m (9'10" x 4'7") Tiled flooring. Plumbed for washing machine and dryer. Door leading to rear garden.
Guest Wc	1.5m x 1.1m (4'11" x 3'7") Tiled flooring. Wc., whb., and radiator.
Sunroom	5.1m x 3m (16'9" x 9'10") Tiled flooring, radiator, recessed lighting and double patio doors leading to rear patio and garden area.
Sitting Room	5.1m x 4m (16'9" x 13'1") Carpet flooring, solid fuel stove, bay window with recessed lighting and two radiators.
Bedroom 1	5.6m x 4m (18'4" x 13'1") Carpet flooring. 2 Radiators. Floor to ceiling windows. Fitted wardrobes and recessed lighting.
Ensuite	2.5m x 1m (8'2" x 3'3") Tiled floor to ceiling with wc., whb., power shower and radiator.
Bedroom 2	5m x 3m (16'5" x 9'10") Bay window, carpet flooring, 2 radiators and fitted wardrobes.
Bedroom 3	3.2m x 3m (10'6" x 9'10") Laminate flooring and radiator.

Bedroom 4	3.8m x 3m (12'6" x 9'10") Laminate flooring, radiator and fitted wardrobes.
Bedroom 5	3.3m x 3m (10'10" x 9'10") Laminate flooring, radiator and fitted wardrobes.
Bathroom	3.2m x 2.5m (10'6" x 8'2") Tiled floor to ceiling/ Wc, whb with vanity unit, bath, power shower and recessed lighting.
Detached Garage	6.3m x 2.9m (20'8" x 9'6") Block built with electricity supply.













NEGOTIATOR

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SOLICITOR

sherryfitz.ie

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