

For Sale

Asking Price: €550,000

**Sherry
FitzGerald**
O'Donovan



Moanlahan, Kildinan,
Co. Cork. T56HY90

BER C1

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this residential holding comprising of a modern 5 bedroom dwelling extending to approximately 204 sq. m (2190 sq. ft.) situated on 18 Acres (7.32 Hectares) of land which is laid out in grass.

This substantial residence built c. 2006 is in excellent condition throughout and would meet any modern day family living requirements. This residential holding benefits from scenic views over the Blackwater Valley and is located approximately 10 km commute from the village of Rathcormac and Fermoy town.

BER BER C1, BER No. 117192112

Special Features & Services

- Well water supply
- Scenic views of the countryside
- 18 Acres of land (Folio CK106290F)
- Modern day residence (204 sq. m)



Accommodation

Entrance Hall	6m x 3.7m (19'8" x 12'2") Tiled flooring. Radiator. Recessed lighting.
Kitchen/Dining Area	3.43m x 4.97m (11'3" x 16'4") Floor and splashback tiling. Floor and wall units. Recessed lighting. Radiator.
Sunroom	2.5m x 2.5m (8'2" x 8'2") Tiled flooring. Radiator. Recessed lighting. Patio door leading to rear garden and timber decking area.
Utility Room	3m x 2.3m (9'10" x 7'7") Tiled flooring. Storage units. Radiator. Door leading to rear garden.
Sitting Room	5.23m x 4.64m (17'2" x 15'3") Carpet flooring. Solid fuel open fireplace. 2 Radiators. Recessed lighting.
Guest Wc	2m x 1.8m (6'7" x 5'11") Tiled flooring. Wc., whb., electric shower. Radiator.
Bedroom 1	3.96m x 2.9m (13' x 9'6") Carpet flooring. Radiator.
Bedroom 2	4m x 3m (13'1" x 9'10") Carpet flooring. Radiator.
Upstairs	
Bedroom 3	5.2m x 3.7m (17'1" x 12'2") Carpet flooring. Radiator.
Ensuite	1.7m x 1.66m (5'7" x 5'5") Carpet flooring. Radiator. Wc, whb and power shower.
Bedroom 4	5.2m x 4.6m (17'1" x 15'1") Carpet flooring. Radiator.
Walk in wardrobe	1.57m x 0.6m (5'2" x 2') Carpet flooring. Shelving.
Ensuite	1.75m x 1.74m (5'9" x 5'9") Tiled floor. Wc., whb and power shower.
Bathroom	2.7m x 2.1m (8'10" x 6'11") Tiled flooring. Whb, wc., bath and power shower.
Bedroom 5	4.6m x 2.6m (15'1" x 8'6") Carpet flooring. Radiator.













NEGOTIATOR

Michael O'Donovan MIPAV
Sherry FitzGerald O'Donovan
53-54 Main Street, Mallow,
Co Cork
T: 022 42651
E: mallow@sfod.ie

NEGOTIATOR

Donal Barry MIPAV
Sherry FitzGerald O' Donovan
2 The Waterside, Ashe Quay,
Fermoy, Co.Cork.
T: 025 32725
E: fermoy@sfod.ie

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