

# For Sale

Asking Price: €375,000

**Sherry  
FitzGerald**  
O'Donovan



Cricklewood, Condonstown,  
Watergrasshill, Co. Cork.  
T56Y891

**BER C2**

[sherryfitz.ie](http://sherryfitz.ie)





Sherry FitzGerald O Donovan offer an excellent opportunity to purchase this substantial detached residence set on a mature 1 acre site with scenic views over the surrounding countryside.

The property has been well maintained by its current owners and benefits from an extension to the rear of the property. The property consists of approximately 121 sq. m. (1307 sq. ft.)

Cricklewood is located in a picturesque cul de sac location yet is within 3 km of Watergrasshill village and within a 20 minute commute of Cork city.

**BER** BER C2, BER No. 118270172

### Special Features & Services

- Private location
- 1 Acre site
- Private water supply



## Accommodation

### Accommodation Kitchen /Dining Area

**5.27m x 5.47m (17'3" x 17'11")**

Timber flooring. Wall and eye level kitchen units. Tiled splashback. Double patio door leading to rear garden. Radiator.

### Utility Room

**1.81m x 1.71m (5'11" x 5'7")**

Tiled floor. Patio door leading to rear garden.

### Sitting Room

**4.68m x 4.37 (15'4" x 4.37)**

Timber Flooring. Solid fuel stove. Radiator.

### Bedroom 1

**3.17m x 2.6m (10'5" x 8'6")**

Timber flooring. Radiator.

### Bedroom 2

**3.5m x 2.6m (11'6" x 8'6")**

Timber flooring. Radiator.

### Guest Wc

**1.56m x 1.1m (5'1" x 3'7")**

Tiled flooring. Radiator. Wc., whb.

### Bedroom 3

**4.52m x 2m (14'10" x 6'7")**

Timber flooring. Radiator. Vaulted ceiling.

### Bedroom 4

**4.52m x 2.6m (14'10" x 8'6")**

Timber flooring. Radiator. Vaulted ceiling.

### Bathroom

**3.36m x 2.86m (11' x 9'5")**

Tiled flooring. Wc., whb., bath with overhead shower. Heated towel radiator



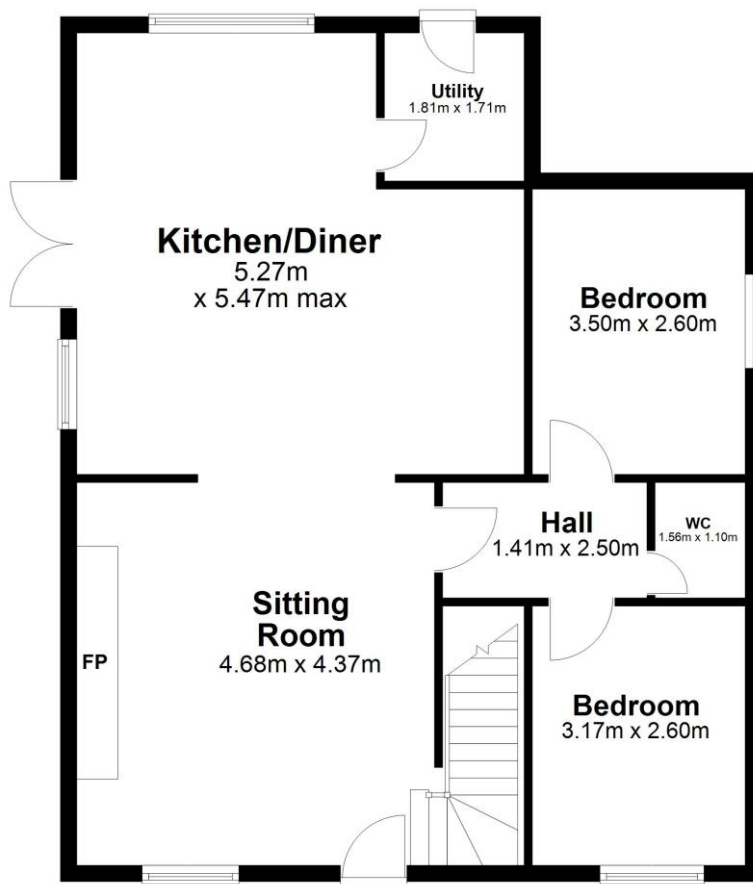




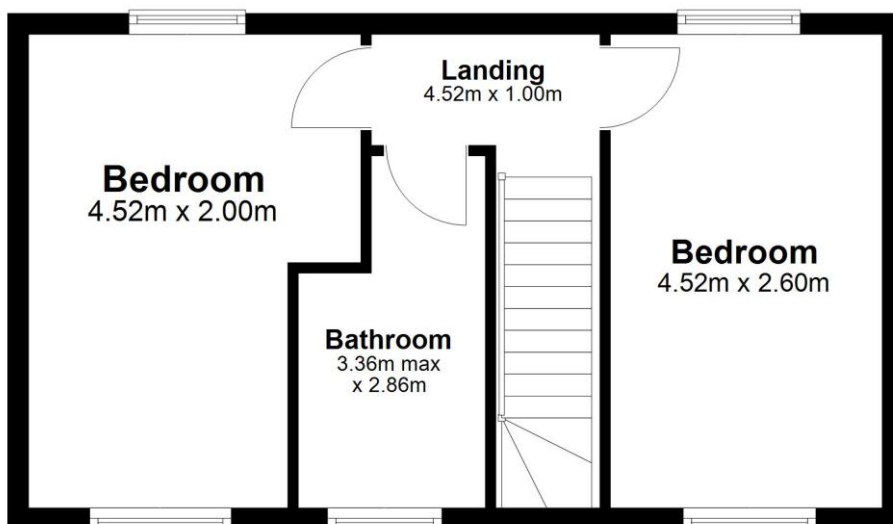


**Ground Floor**

Approx. 78.3 sq. metres

**First Floor**

Approx. 35.4 sq. metres











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**NEGOTIATOR**

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**SOLICITOR**

**sherryfitz.ie**

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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.

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