

For Sale

Asking Price: €290,000

Sherry
FitzGerald
O'Donovan



Main Street, Castlelyons,
Co Cork
P61HD28

BER D2

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this substantial detached residence with considerable development potential. The property is situated on approximately 0.33 of an acre with garage/workshop and private off street parking.

The property has been well maintained by its current owners and includes 4 bedrooms (1 ground floor level with ensuite) bathroom, kitchen, sitting room, utility and upstairs 3 bedrooms with 1 ensuite.

Situated in a most scenic location within the village of Castlelyons itself providing excellent local village amenities which includes primary school, crèche, playground, vibrant community centre, church and for the sports enthusiast a thriving GAA Club & Gym, a newly constructed public walk way, Soccer Club, Castlelyons Pitch & Putt course and a community field which are all within walking distance of the property.

Castlelyons Village is ideally located just off the M8 motorway and has all the essential amenities nearby. Fermoy town is less than 10 minutes away. Cork city is only a 30 minute commute and approximately 20 minute drive from the Dunkettle roundabout /Jack Lynch tunnel.

BER 117933374, BER No. D2



Special Features & Services

- Oil fired central heating
- All main services
- Large site
- Walking distance of all local amenities
- Private off street parking
- Workshop/garage
- Fitted burglar alarm

Accommodation

Entrance Hall	5.8m x 1.2m (19' x 3'11") Tiled flooring. Recessed lighting. Radiator.
Kitchen/Dining Area	6.7m x 5.2m (22' x 17'1") Partially tiled. Partial vinyl floor covering. Wall and floor kitchen units. Plumbed for Washing machine. Fitted Sorn oil fired range cooker.
Utility Room	2m x 1.5m (6'7" x 4'11") Tiled flooring. Fitted storage units. Hot press.
Living Room	5.2m x 2.4m (17'1" x 7'10") Carpet flooring. Solid fuel stove. Radiator. Blinds & curtains. Large storage closet.
Sitting Room	3m x 3.7m (9'10" x 12'2") Carpet flooring. Radiator. Fitted wall electric fire effect heater. Blinds and curtains.
Bedroom 1	3.8m x 3.4m (12'6" x 11'2") Carpet flooring. Radiator. Fitted wardrobes.
Ensuite	2m x 1.2m (6'7" x 3'11") Wc., whb., vanity unit.
Bathroom	2.1m x 2m (6'11" x 6'7") Tiled floor to ceiling . Wc., whb., electric shower. Recessed lighting. Blinds, Heated towel rail. Under floor heating. Fitted medicine cabinet.
Bedroom 2	3.1m x 3m (10'2" x 9'10") Carpet flooring. Built in wardrobe.
Bedroom 3	4.3m x 2.2m (14'1" x 7'3") Carpet flooring. Blinds & curtains.
Ensuite	2.4m x 1.2m (7'10" x 3'11") Wc., whb. Vanity unit.
Bedroom 4	3.3m x 3.2m (10'10" x 10'6") Carpet flooring. Blinds and curtains. Folding stairs to attic.
Outside Garage / Workshop	16m x 9.5m (52' x 31') Divided into separate spaces.
Timber shed Small storage shed	













NOTE
FOR ILLUSTRATION PURPOSES ONLY
NOT MARKED TO SCALE



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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.
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