

For Sale

Asking Price: €400,000

**Sherry
FitzGerald**
O'Donovan



69 Pairc na gCapall,
Kilworth,
Co.Cork.
P61HD68

BER B3

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this turnkey 4/5 bedroom 2 storey detached family home situated in the popular Pairc na gCapall development in Kilworth village.

This B Energy rated property extends to approx. 138 sq. m. of superb living accommodation and a spacious rear garden which benefits from a southerly aspect.

69 Pairc na gCapall overlooks a large green area to the front and is within a short walk of all Kilworth's many amenities which include a local Centra shop, modern primary school, playground, soccer and GAA complex, tennis courts etc.

The property is located within a 5 minute commute of access to the M8 (Cork/Dublin motorway) and the town of Fermoy.

BER BER B3, BER No. 115475998



Special Features & Services

- Turn key condition
- B Energy rating
- South facing rear garden
- Spacious accommodation

Accommodation

Entrance Hall 4.2m x 1.9m (13'9" x 6'3")
Tiled flooring. Timber panelling. Radiator with radiator cover.

Kitchen/Dining Area 6.7m x 3.2m (22' x 10'6")
Floor and splashback tiling. Wall and floor units. Radiator with radiator cover. Recessed lighting. Breakfast bar. Sliding patio door leading to rear garden.

Utility Room 2m x 1.8m (6'7" x 5'11")
Tiled flooring. Plumbed for washing machine and dryer. Radiator. Door leading to rear garden.

Downstairs Wc 1.6m x 1.4m (5'3" x 4'7")
Tiled flooring. Wc., wbh. Radiator.

Sitting Room 5.2m x 3.6m (17'1" x 11'10")
Laminate flooring. Timber flooring. Solid fuel open fireplace. Radiator with radiator cover.

Bedroom / Playroom/Study 4.1m x 3m (13'5" x 9'10")
Laminate timber flooring. Radiator.

Upstairs

Bedroom 1 3.7m x 4m (12'2" x 13'1")
Laminate timber flooring. Fitted wardrobes. Radiator.

Ensuite 3.2mx 1.2m (10'6"x 3'11")
Tiled floor to ceiling. Wc., whb., electric shower. Radiator.

Bedroom 2 3.6m x 3.9m (11'10" x 12'10")
Laminate timber flooring. Radiator.

Bedroom 3 3.4m x 3m (11'2" x 9'10")
Laminate timber flooring. Radiator.

Bedroom 4 3.5m x 2.6m (11'6" x 8'6")
Laminate flooring. Radiator.

Bathroom 2.5m x 2m (8'2" x 6'7")
Tiled floor to ceiling. Radiator. Wc., whb., bath.

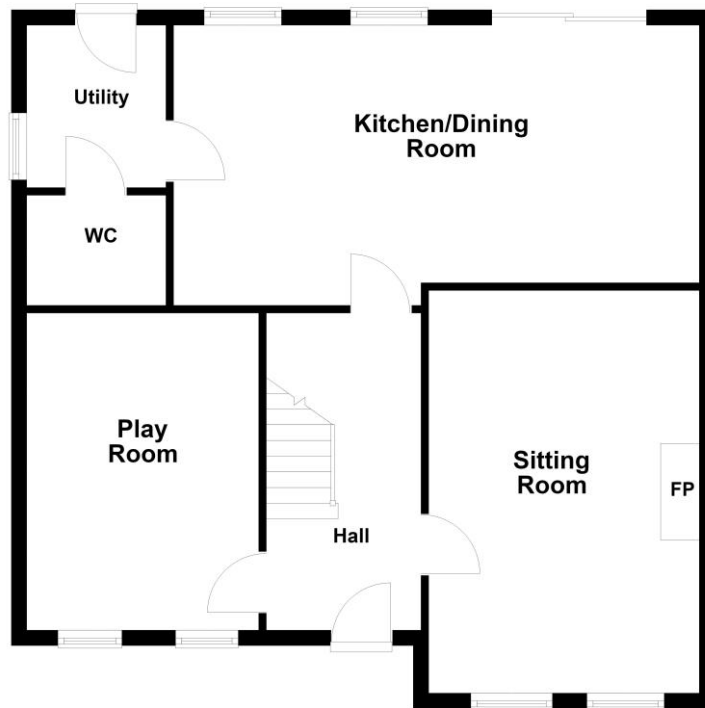




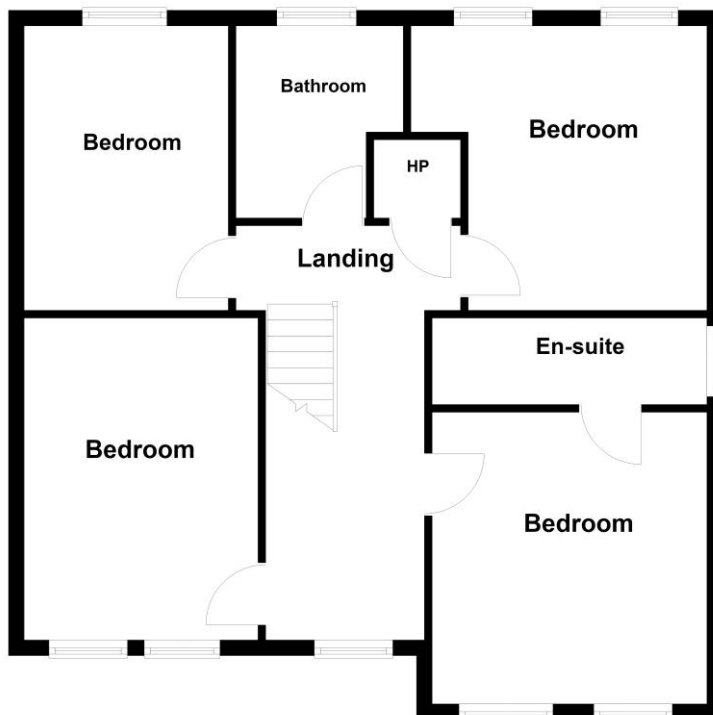




Ground Floor



First Floor





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