

# For Sale

Asking Price: €295,000

Sherry  
FitzGerald  
O'Donovan



Ballydague, Ballyhooly,

Co Cork.

P51CC42

BER E1

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



Sherry FitzGerald O Donovan offer for sale this 3 bedroom detached residence situated on a mature 0.32 acre site. The living accommodation extends to approximately 154 sq. m. (1653 sq. ft) incorporating an attached garage. The property has been very well maintained by its current owner.

The property benefits from 2 reception rooms, 3 well-proportioned bedrooms, study/office and is serviced by oil fired central heating and a private water supply.

Externally the property benefits from mature gardens, a limestone chipped driveway, and scenic countryside views over the surrounding countryside/ Blackwater Valley.

It is conveniently located only 4km from Ballyhooly village and approximately 15 minute commute from the towns of Fermoy and Mallow and within a 35 minute commute of the Jack Lynch Tunnel.



### Special Features & Services

- Oil fired central heating
- Attached Garage
- Private water supply
- Septic tank
- Mature lawns



## Accommodation

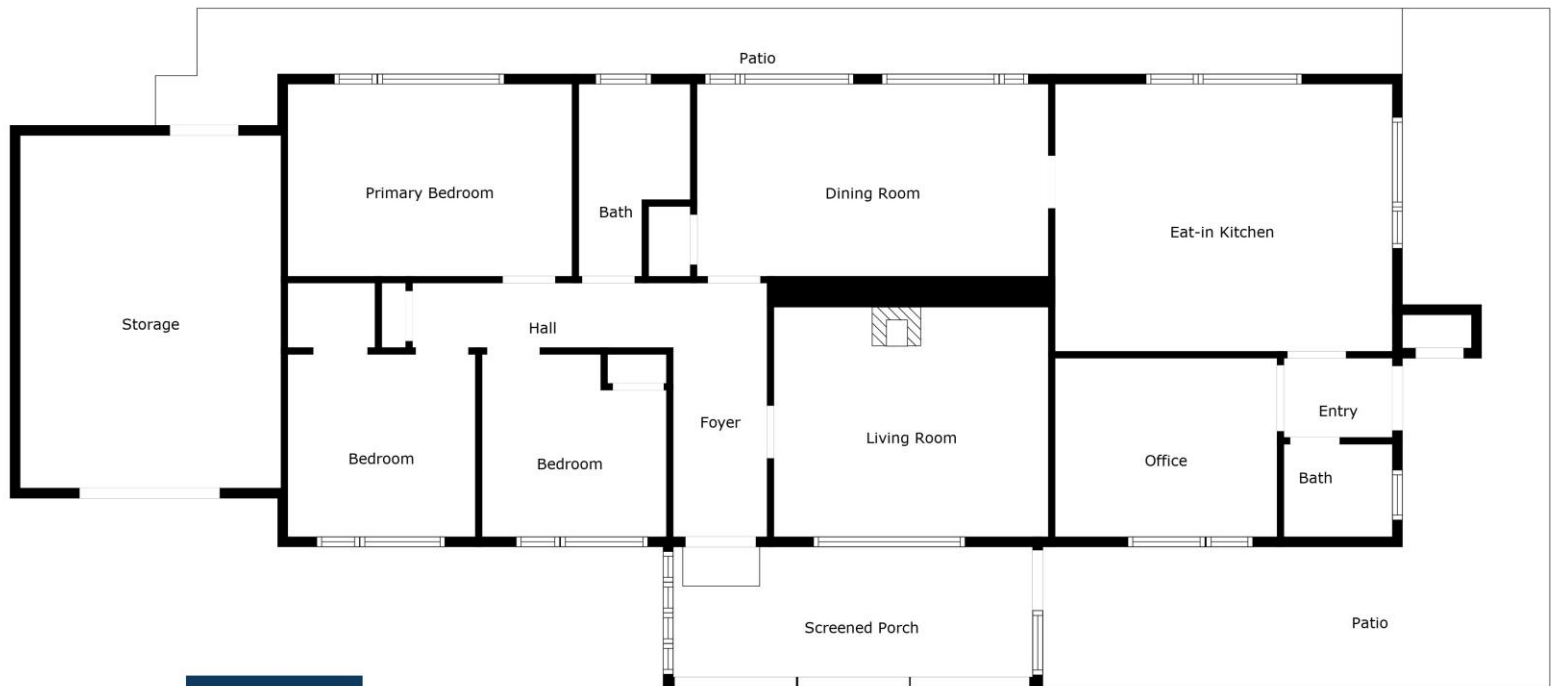
|                            |   |
|----------------------------|---|
| <b>Reception Porch</b>     | 5.6m x 2m (18'4" x 6'7")<br>Tiled Flooring.   |
| <b>Entrance Hall</b>       | 5.6m x 4m (18'4" x 13'1")<br>Laminate flooring. Radiator.   |
| <b>Kitchen/Dining Room</b> | 5.1m x 4.3m (16'9" x 14'1")<br>Radiator. Wall and floor kitchen units. Oil fired stanley cooker.                    |
| <b>Guest Wc</b>            | 1.5m x 1.3m (4'11" x 4'3")<br>Tiled flooring. Partially tiled walls. Wc., whb., electric shower.                    |
| <b>Study/Home Office</b>   | 2.3m x 3.6m (7'7" x 11'10")<br>Vinyl floor covering. Radiator.  |
| <b>Living Room</b>         | 5.3m x 2.9m (17'5" x 9'6")<br>Carpet flooring. Radiator.  |
| <b>Sitting Room</b>        | 4.1m x 3.2m (13'5" x 10'6")<br>Laminate flooring. Solid fuel stove. Radiator.                                       |
| <b>Bedroom 1</b>           | 3.8m x 3m (12'6" x 9'10")<br>Laminate flooring. Radiator. Fitted wardrobes.   |
| <b>Bedroom 2</b>           | 3m x 2.9m (9'10" x 9'6")<br>Carpet flooring. Radiator.  |
| <b>Bedroom 3</b>           | 3m x 2.7 (9'10" x 2.7)<br>Carpet flooring. Radiator.  |
| <b>Bathroom</b>            | 3m x 1.8m (9'10" x 5'11")<br>Tiled floor to ceiling. Wc., whb with vanity unit, bath with overhead electric shower. |
| <b>Detached Garage</b>     | 5m x 3.3m (16'5" x 10'10")<br>Wired for electricity. Floored attic space.   |











Measurements Are Calculated

Deemed Highly Reliable But Not Guaranteed.



**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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