

For Sale

Asking Price: €595,000

**Sherry
FitzGerald**
O'Donovan



5 Ardkeen
Fermoy
Co. Cork
P61K099

BER A3

sherryfitz.ie



Sherry FitzGerald O Donovan are delighted to offer for sale this superb 5-bedroom detached residence situated in Fermoy's most sought-after locations.

No 5 Ardkeen extends to an impressive 249 sq. m. (2674 sq. ft.) of superbly finished living accommodation which incorporates two rear extensions which comprise of a large utility area and one of the main features of the house a large sunroom which overlooks the south facing rear garden.

This A rated property offers 2 generous reception rooms, separate home office, large kitchen/dining area, utility room, and a large sunroom which in all creates a bright and airy atmosphere throughout the house. There are 5 very well-proportioned bedrooms at first floor level suitable for any family requirements along with a floored attic space with access via a stira stair which is ideal for any storage requirements.

Externally the property benefits from a double driveway to the front of the property and mature private rear garden with a southerly aspect overlooking the surrounding scenic countryside and incorporates views of Corrin Hill.

There is a generous patio area located off the sun room ideal for barbequing or entertaining. The Ardkeen development in Fermoy is a select development of 19 detached properties located on the southern side of Fermoy town offering easy access to Fermoy's many amenities and less than a 5-minute commute of access to the M8 Cork/Dublin motorway.



Special Features & Services

- All main services
- PV Solar Panels
- Turnkey condition
- South facing mature rear garden
- Superb location
- Double driveway to front of property
- Gas Heating
- A3 Energy Rating

Accommodation

Entrance Hall	4.31m x 4.13m (14'2" x 13'7")
Living Room	5.57m x 4.20m (18'3" x 13'9")
Lounge	5.20m x 4.04m (17'1" x 13'3")
Office	2.20m x 4.04m (7'3" x 13'3")
Kitchen	3.65m x 8.34m (12' x 27'4")
Utility Room	2.30m x 2.50m (7'7" x 8'2")
Bathroom	2.25m x 1.44m (7'5" x 4'9")
Laundry Room	3.89m x 4.04m (12'9" x 13'3")
Sun Room	5.28m x 4.04m (17'4" x 13'3")
Landing	2.52m x 5.28m (8'3" x 17'4")
Bedroom 1	5.61m x 4.20m (18'5" x 13'9")
En-Suite	1.96m x 2.22m (6'5" x 7'3")
Bedroom 2	3.70m x 4.20 (12'2" x 4.20)
Bedroom 3	2.64m x 4.10 (8'8" x 4.10)
Bedroom 4	2.64m x 4.12 (8'8" x 4.12)
En-Suite	0.86m x 2.32 (2'10" x 2.32)
Bedroom 5	3.90m x 2.89m (12'10" x 9'6")
Bathroom	1.96m x 2.96m (6'5" x 9'9")
Hot press	0.86m x 0.47m (2'10" x 1'7")
Attic	3m x 9.61m (9'10" x 31'6") Storage space

BER BER A3, BER No. 118548155



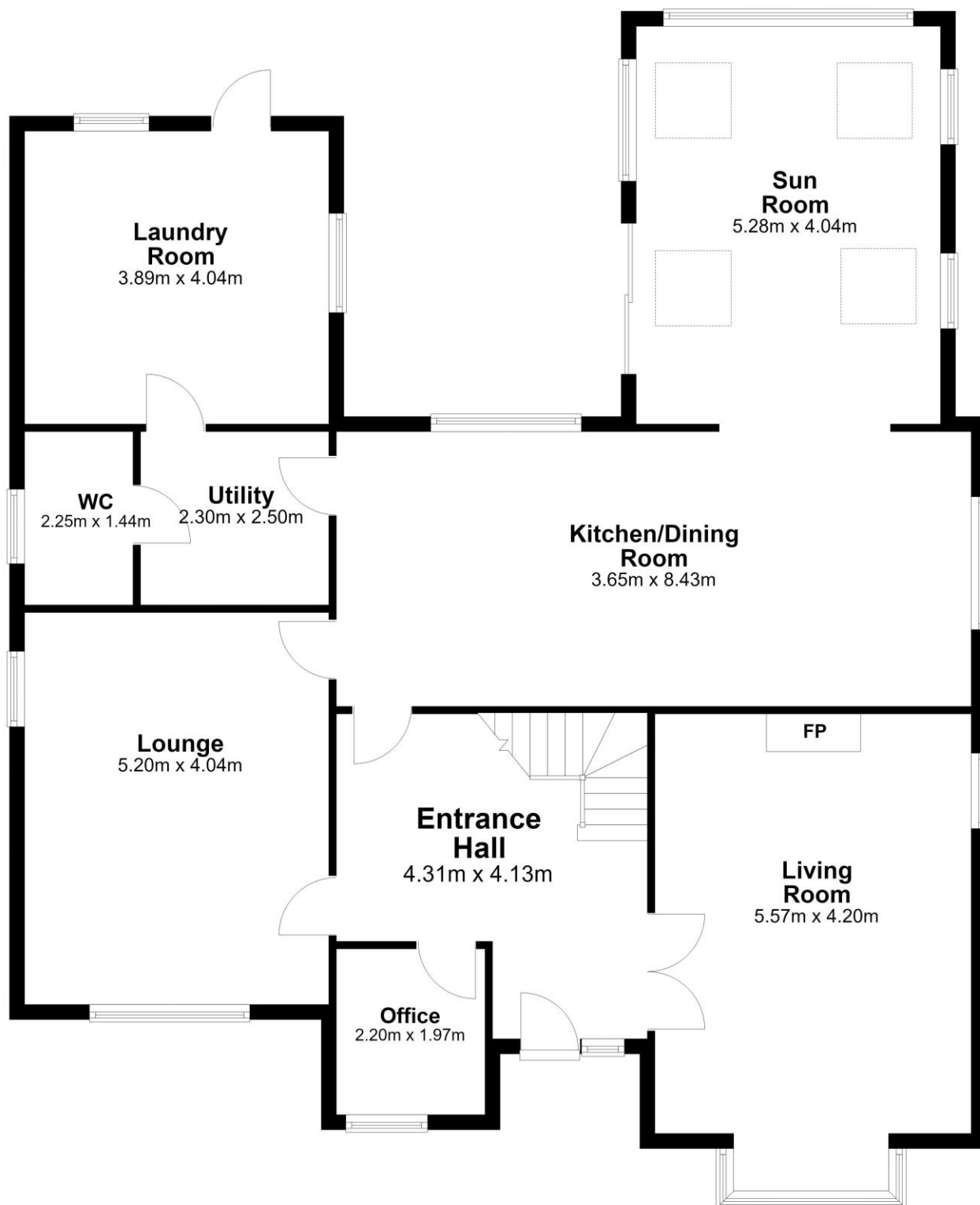




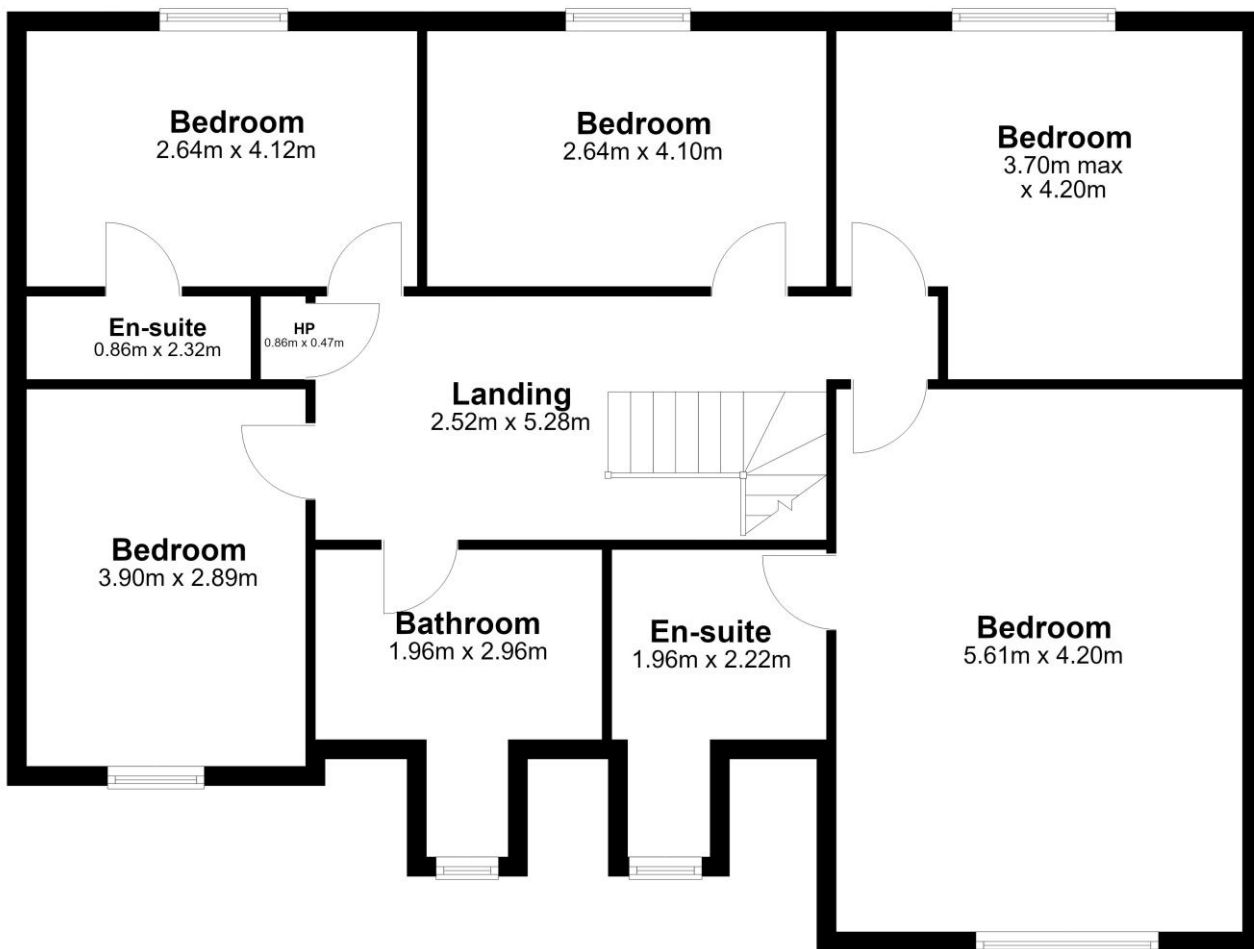




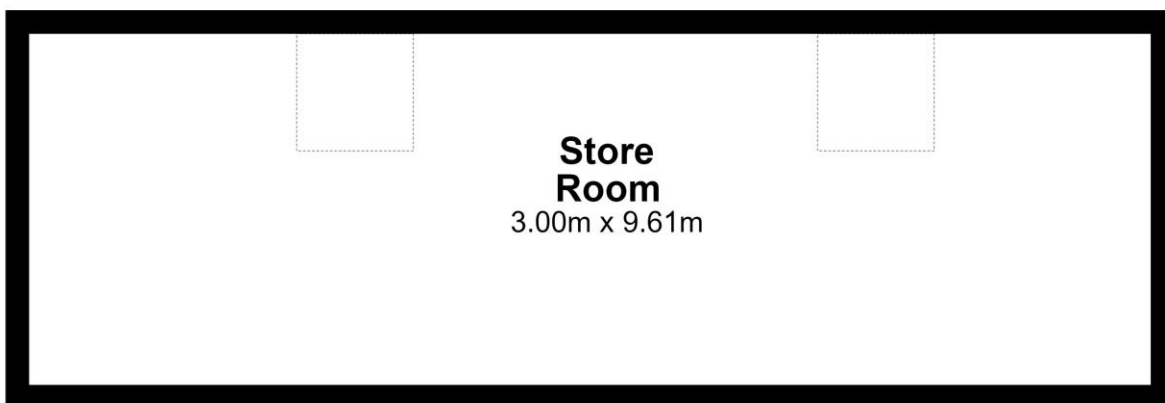
Ground Floor



First Floor



Second 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