

For Sale by Private Treaty

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4 Oliver Plunkett Hill

Fermoy o Co.Cork



6 Bedroom House

Guide: €260,000

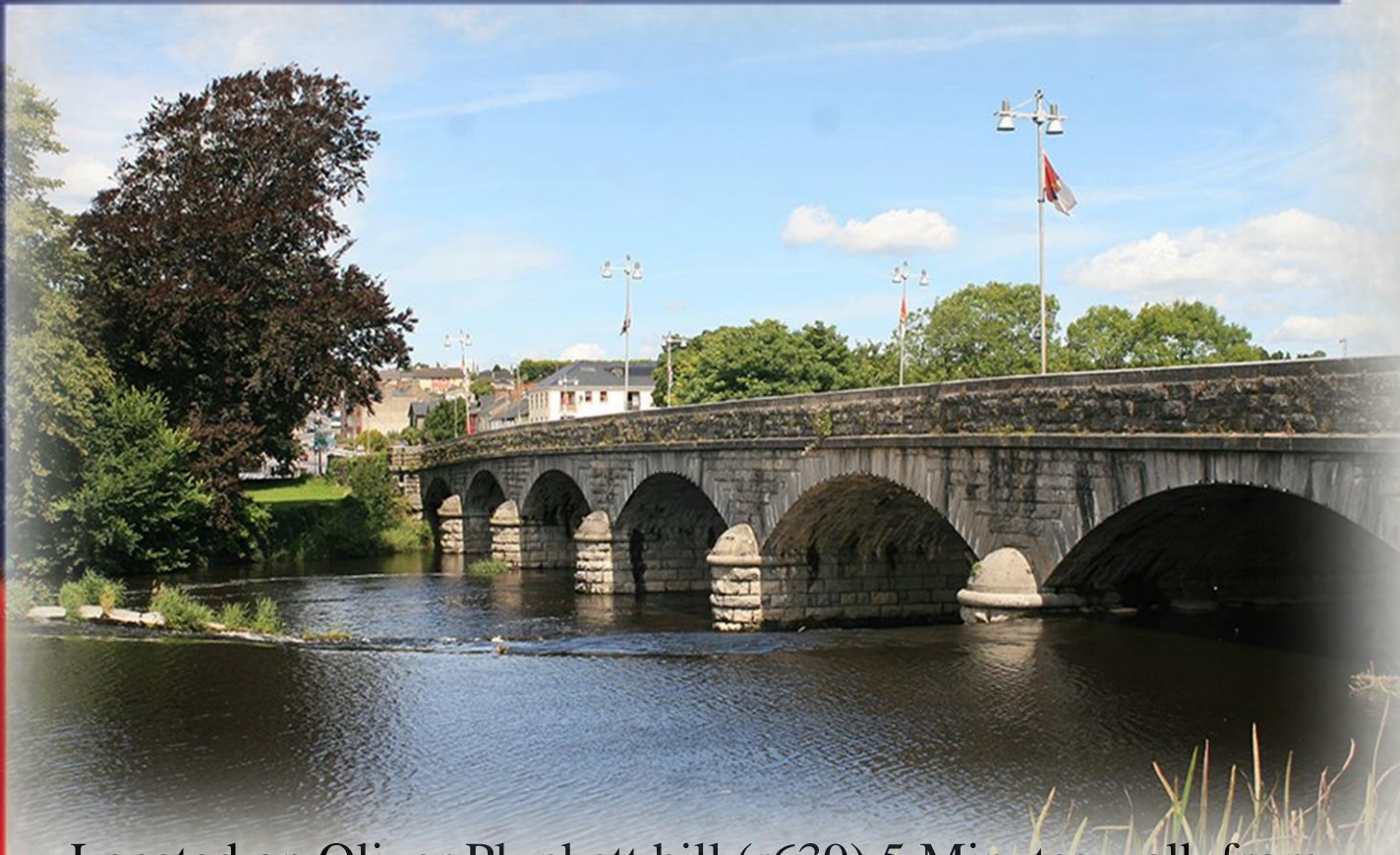
Michael Dorgan Auctioneers & Valuers are delighted to present this superb opportunity to the market, a stones throw from the amenities of fermoy town centre & 30minutes from the Jack Lynch Tunnel. This substantial period property benefits from 6 bedrooms & a wealth of living space over three floors, a large garden & patio area complete this landmark property. Viewing strictly by appointment with sole agent.

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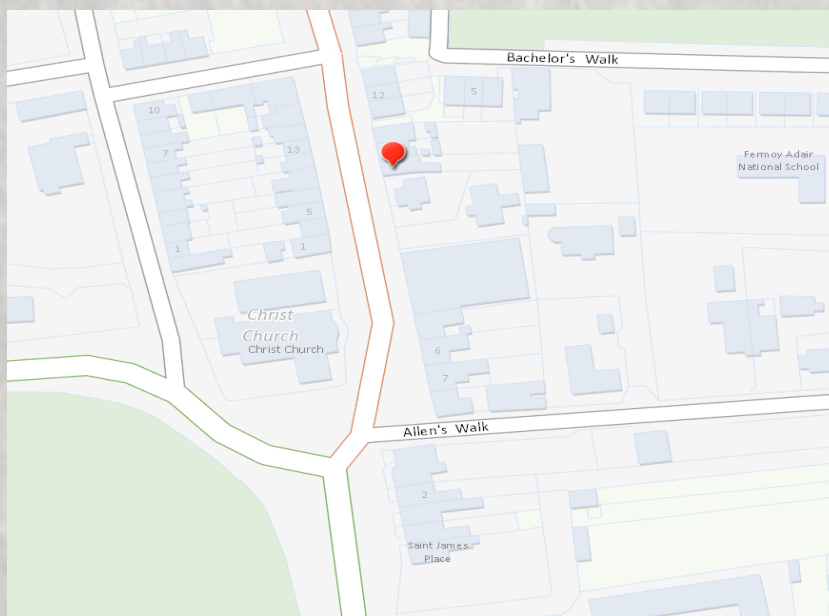
www.daft.ie
www.myhome.ie



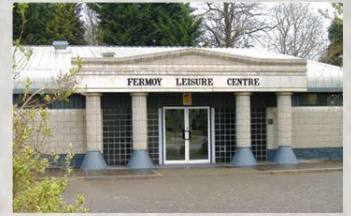
Location:



Located on Oliver Plunkett hill (r639) 5 Minutes walk from the town Centre with its wealth of amenities, Fermoy Leisure centre, schools and shops. This substantial building is just 2km from Junction 14 of the M8 Motorway and under 30minutes to the Jack Lynch tunnel.



Location Map



Accommodation:

Livingroom:

2.84 x 3.63

(9' 4" x 11' 11")

- Timber floor (new),
- Exposed stone wall,
- Electric fire,
- Power points,
- Radiator,
- TV point



Kitchen:

2.29 x 5.84

(7' 6" x 19' 2")

- Fully fitted Kitchen.
- Patio door,
- All utilities,
- Tiled floor,
- Hot & Cold sink,
- Power points,
- Radiator

Entrance hallway:

1.68 x 7.80

(5' 6" x 25' 7")

- Tiled floor,
- Radiator,
- Power points



Bedroom 1:

2.90 x 2.90
(9` 6`` x 9` 6``)

- Carpet,
- Alcove,
- Power points

Guest W.C:

1.73 x 1.24
(5` 8`` x 4` 1``)

- Toilet,
- WHB,
- Tiled floor

Bedroom 2:

2.79 x 3.30
(9` 2`` x 10` 10``)

- Carpet, WHB,
- Vanity Unit,
- Power points,
- Radiator

Bedroom 3:

3.00 x 5.64
(9` 10`` x 18` 6``)

- Wardrobe,
- Vanity unit,
- WHB, Carpet,
- Power points,
- Radiator

Shower room:

2.06 x 2.21
(6` 9`` x 7` 3``)

- Timber floor,
- Mira shower,
- Toilet, WHB,
- Radiator,
- Extractor fan

Bedroom 4:

2.67 x 2.29
(8` 9`` x 7` 6``)

- Wardrobe,
- Vanity unit,
- WHB, Carpet,
- Power points
- Radiator

Bedroom 5:

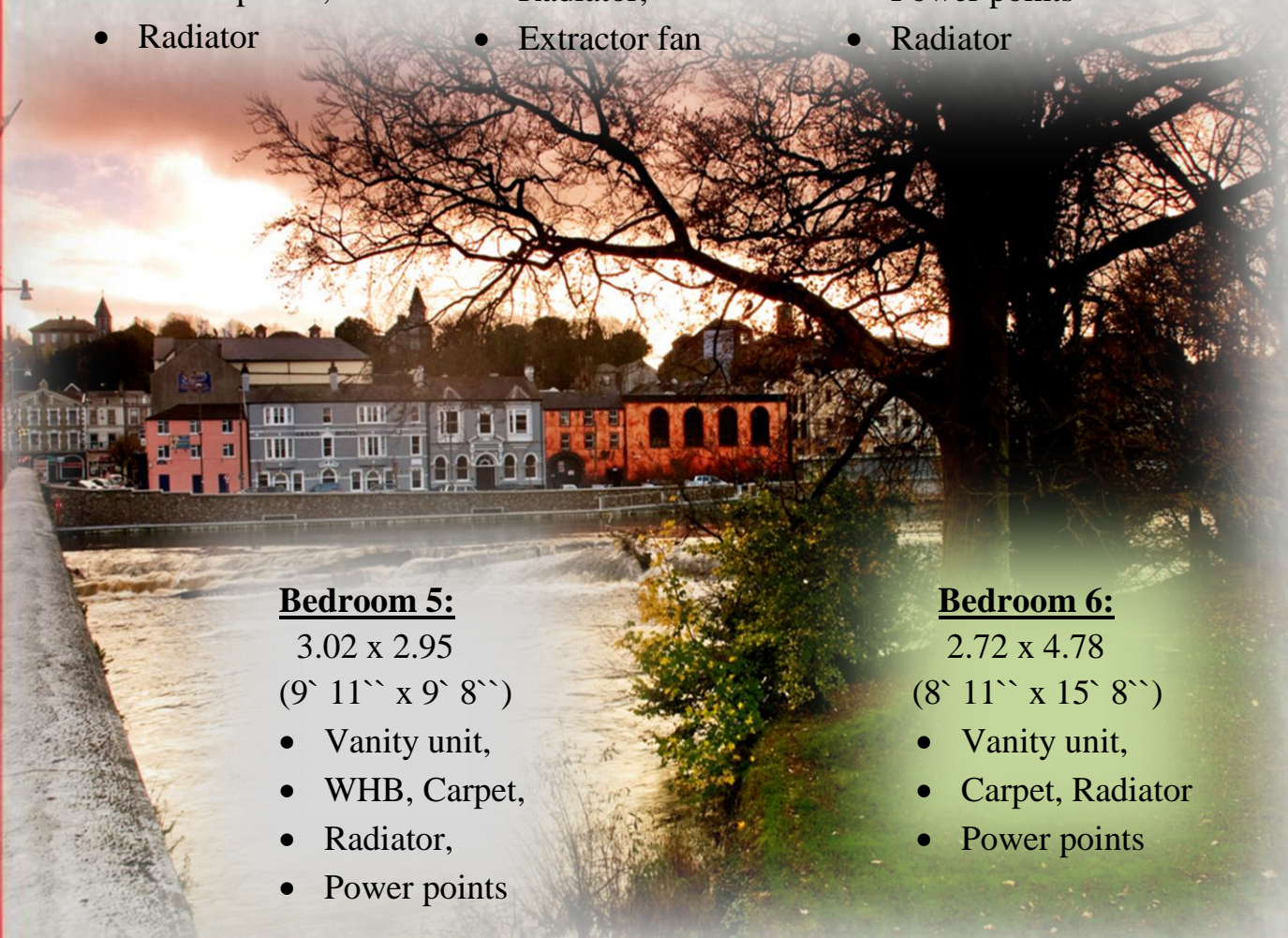
3.02 x 2.95
(9` 11`` x 9` 8``)

- Vanity unit,
- WHB, Carpet,
- Radiator,
- Power points

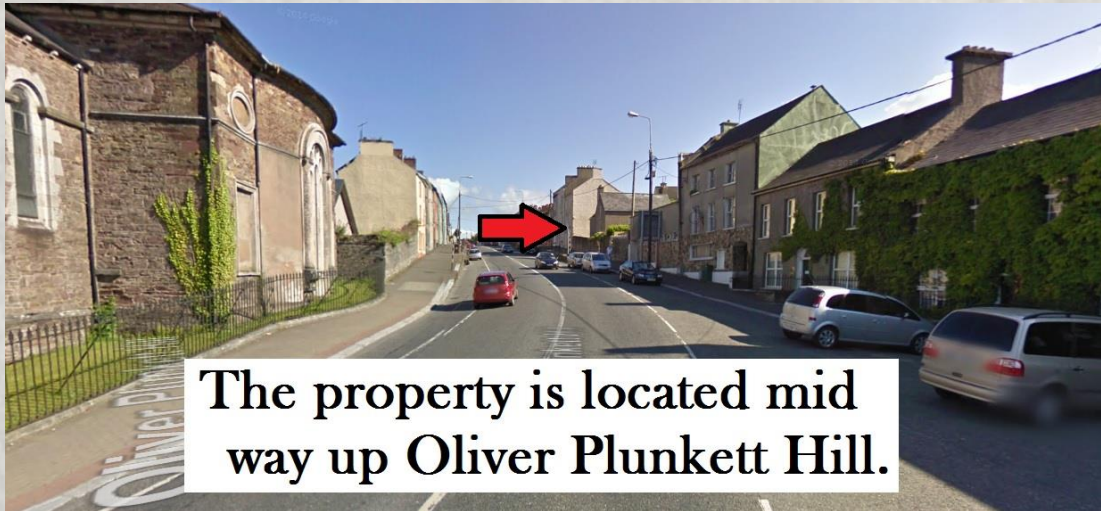
Bedroom 6:

2.72 x 4.78
(8` 11`` x 15` 8``)

- Vanity unit,
- Carpet, Radiator
- Power points



Documents & Directions:



Terms:



Guide: €260,000

This well located Property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with agents:

Michael Dorgan Auctioneers & Valuers
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700

Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.

Building Energy Rating

BER: Pending

BER No.

EPI: kWh/m²/yr

Full BER Certs & Advisory reports available on request.



The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.