

For Sale

Asking Price: €525,000

**Sherry
FitzGerald**
O'Donovan



2 Cill an Oir, Coolagown,
Fermoy, Co. Cork.
P61EO91

BER B3

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this substantial 4 bedroom detached residence set on a large mature corner site in the most scenic of locations.

The living accommodation extends to approximately

191.5 sq. m. which is 2056 sq. ft. over two floors incorporating 2 living rooms and a spacious sunroom.

No 2 Cill an Oir is located superb 0.5 acre site with mature lawns and gardens, block built detached garage, tarmac driveway and benefits from a southerly rear aspect. The Cill an Oir development comprises of 6 detached residence and the property also overlooks a superbly maintained green area. The village of Coolagown is widely known for its many Tidy Town Awards over the recent years and is located approximately 6km from Fermoy town and the village of Castlelyons and is within a 30 minute motorway commute of Cork City.

Special Features & Services

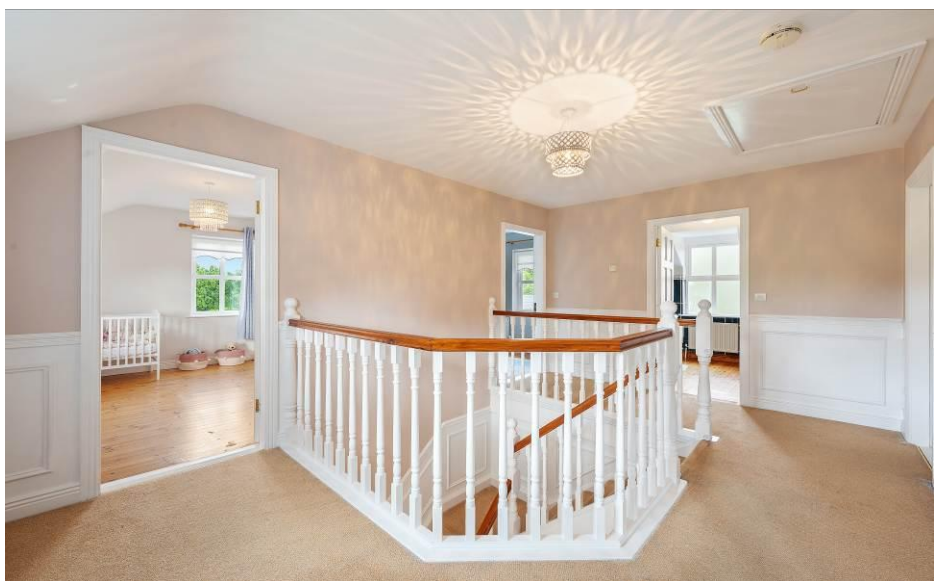
- Large corner site
- Group water scheme
- Tarmac driveway
- Solar panels
- Cctv and electric gate
- Detached garage
- Overlooking a green area
- Private mature site with southerly rear aspect

BER BER B3, BER No. 107637316



Accommodation

Entrance Hall	3.8m x 3.3m (12'6" x 10'10") Timber flooring. Radiator with radiator cover. Featured wall panelling.
Kitchen/dining	5.6m x 4.1m (18'4" x 13'5") Vinyl floor covering. Wall and floor units. Tiled splashback. Bay window with featured window seat. Radiator. Integrated appliances.
Utility Room	3.2m x 2.78m (10'6" x 9'1") Wall and floor units. Vinyl floor covering. Radiator.
Guest Wc	2m x 1.2m (6'7" x 3'11") Tiled floor to ceiling. Wc., whb, vanity unit. Radiator.
Sitting Room	4m x 6.3m (13'1" x 20'8") Timber flooring. Solid fuel fireplace with marble fire surround. Radiator. Bay window.
Living Room	4m x 4.2m (13'1" x 13'9") Timber flooring. Solid fuel stove with solid timber fire surround. Radiator.
Sunroom	3.9m x 3.1m (12'10" x 10'2") Tile flooring. Vaulted ceiling. Recessed lighting.
Upstairs:	
Bedroom 1	4.3m x 3.6m (14'1" x 11'10") Timber flooring. Radiator.
Ensuite	2.2m x 2.1m (7'3" x 6'11") Timber flooring. Tiled walls. Wc., whb, radiator and electric shower.
Fitted wardrobe	2.2m x 1.9m (7'3" x 6'3") Timber flooring. Fully shelved.
Bedroom 2	4.1m x 4m (13'5" x 13'1") Timber flooring. Radiator.
Bedroom 3	3.8m x 3m (12'6" x 9'10") Timber flooring. Radiator.
Bedroom 4	3.8m x 3.1m (12'6" x 10'2") Timber flooring. Radiator.
Main Bathroom	3.1m x 3.2m (10'2" x 10'6") Timber flooring. Radiator. Tiled walls. Wc., whb, electric shower, jacuzzi bath and radiator.
Detached Garage	6m x 4m (19'8" x 13'1") Wired.





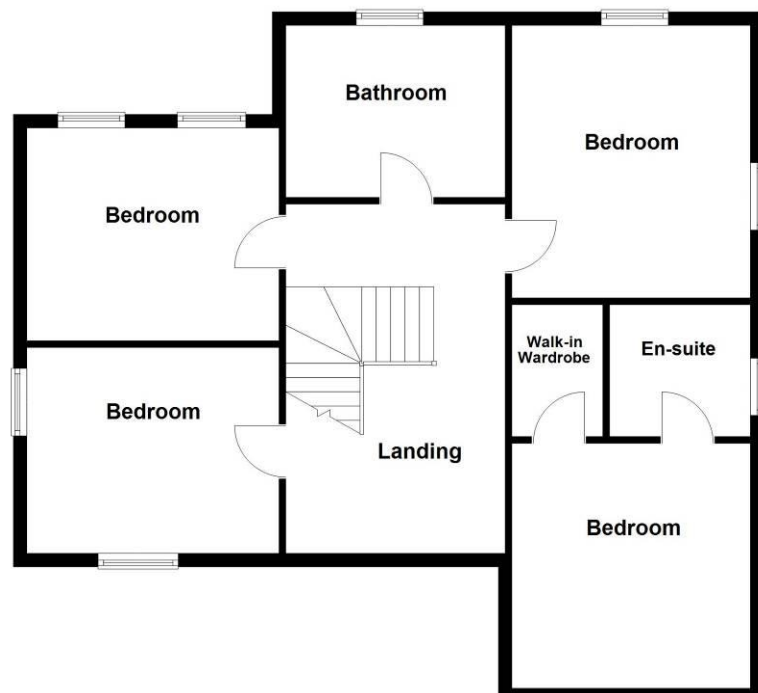




Ground Floor



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