

For Sale

Asking Price: €240,000

Sherry
FitzGerald
O'Donovan



12 Ard An Bhaile,
Buttevant, Co. Cork,
P51 T658

BER C1

sherryfitz.ie



Sherry FitzGerald O'Donovan are delighted to bring 12 Ard An Bhaile to the market. This is a three bedroom detached residence located within walking distance of Buttevant Town. This property has some lovely features and would make an ideal family home. The ground floor comprises of a spacious living room, kitchen, utility and guest w.c. The first floor comprises of three bedrooms, master en- suite and a bathroom.

Located within easy commuting distance of both Cork and Limerick, this property is also located on a hourly bus route to Cork.

A viewing comes highly recommended and by appointment only.



Special Features & Services

- Oil fired central heating
- Double Glazing throughout
- Fully Alarmed
- Private west-facing garden
- Walking distance of Buttevant Town
- National and Secondary Schools within walking distance
- On a Bus Route to Cork City (every hour)

Accommodation

Entrance Hall 5.33m x 1.96m (17'6" x 6'5")
ceramic tiled floor, downstairs storage

Livingroom 4.11m x 5.36m (13'6" x 17'7")
Feature open fireplace. Double doors to garden

Kitchen/Dining 3.53m x 3.2m (11'7" x 10'6")
Fully fitted kitchen, tiled floor and splashback

Guest W.C 1.32m x 1.57m (4'4" x 5'2")
Floor tiled, Whb and Toilet.

Utility Room 1.75m x 1.55m (5'9" x 5'1")
Plumbed for washing machine, tiled floor

Landing 3.86m x 1.98m (12'8" x 6'6")
Carpet. Hot press and Stira to attic

Master Bedroom 3.66m x 3.2m (12' x 10'6")
Carpet.

En-Suite 3.15m x 1.14m (10'4" x 3'9")
Lino Flooring. Electric shower, tiled wall, Whb and Toilet.

Bedroom 2 3.23m x 4.27m (10'7" x 14')
Carpet.

Bedroom 3 3.25m x 2.13m (10'8" x 7')
Carpet

Bathroom 2.06m x 2.1m (6'9" x 6'11")
Lino Flooring. Bath, whb and Toilet.

BER BER C1, BER No. 109698027

Directions

In Buttevant Town, coming from Mallow, turn left for Kanturk and you will see the entrance to the development on the r.h.s, take the first turn left and the property is on the l.h.s





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.
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