

For Sale

Asking Price: €365,000

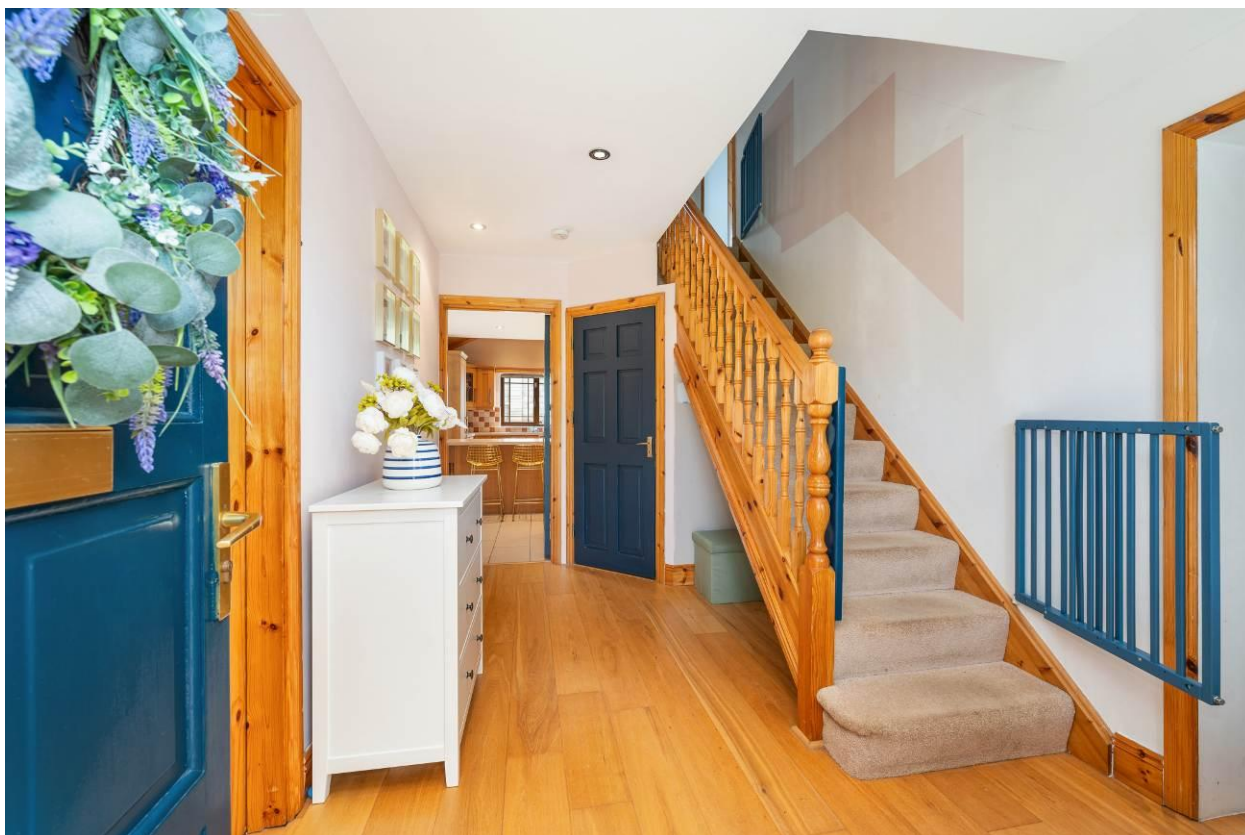
**Sherry
FitzGerald**
O'Donovan



11 Pairc na gCrann,
Glanworth, Co. Cork
P51 VH01

BER B3

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this modern 4 bedroom detached property presented for sale in excellent condition throughout, ideally suitable for any modern day family requirements. The property which benefits from a B3 Energy Rating extends to approximately 166 sq. m. (1782 sq. ft) of well-proportioned living space. It also benefits from full planning permission for an attic conversion if required under Planning Ref No 225436.

Externally the property benefits from a private rear garden, patio area, paved driveway to the front, Steeltech shed located in the rear garden.

11 Pairc na gCrann Glanworth overlooks a mature green area to the front and is within a short walk of all local village amenities including local primary school and play ground and is within a 10 minute drive of Fermoy town and 15 minutes' drive of Mitchelstown and approximately a 30 minute commute to the Jack Lynch tunnel.

Special Features & Services

- Excellent condition throughout
- Approx. 166 sq. m /(1782 sq. ft)
- Patio area off kitchen/dining area
- Walled in rear garden
- Wired for an alarm
- Potential attic conversion
- All main services
- Fibre broadband
- Walking distance to local national school
- Planning granted for attic conversion Planning Ref No 225436



Accommodation

Entrance Hall	3.84m x 2.54m (12'7" x 8'4") Timber flooring. Radiator.
Kitchen/Dining	6.99m x 5.87m (22'11" x 19'3") Tiled flooring. Wall and floor units with island unit. Integrated fridge/freezer, dishwasher, tiled splashback, recessed lighting with featured radiator cover. Double patio doors leading to patio area and garden.
Utility Room	3.2m x 1.76m (10'6" x 5'9") Plumbed for washing machine and dryer. Patio door leading to garden.
Sitting Room	4.86m x 4.26m (15'11" x 14') Timber flooring. Radiator. Recessed lighting. Fireplace
Guest Wc	1.6m x 1.37m (5'3" x 4'6") Tiled flooring. Wc., whb. Radiator.
Living Room / Study	4.95m x 3.19m (16'3" x 10'6") Laminate timber flooring. Radiator.
Upstairs:	
Master Bedroom	4.17m x 3.6m (13'8" x 11'10") Carpet flooring. Radiator. Built in wardrobes.
Ensuite	1.7m x 1.65m (5'7" x 5'5") Tiled floor to ceiling. Wc., whb with overhead vanity unit. Electric shower.
Walk in wardrobe	1.32m x 0.74m (4'4" x 2'5") Carpet flooring. Radiator.
Bedroom 2	4.17m x 3m (13'8" x 9'10") Carpet flooring. Radiator.
Bedroom 3	3.2m x 4.37m (10'6" x 14'4") Carpet flooring. Radiator.
Landing Area	2.98m x 2.49m (9'9" x 8'2") Carpet flooring. Recessed lighting. Radiator.
Bathroom	2.42m x 1.92m (7'11" x 6'4") Tiled floor to ceiling. Wc., whb., Jacuzzi bath, electric shower.
Bedroom 4	2.5m x 2.25m (8'2" x 7'5") Carpet flooring. Radiator

BER BER B3, BER No. 108851411













NEGOTIATOR

Donal Barry MIPAV
Sherry FitzGerald O'Donovan
2 The Waterside, Ashe Quay
Fermoy, Co Cork
T: 025 32725
E: fermoy@sfod.ie

SOLICITOR

sherryfitz.ie

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