

For Sale

Asking Price: €280,000

**Sherry
FitzGerald**
O'Donovan



20 Pairc an Oir, Rathcormac,
Co. Cork
P61 VY96

BER B

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this 3 bedroom well maintained property located in the popular Pairc an Oir development in Rathcormac village.

This B energy rated property extends to approximately 92 sq. m. of living accommodation and benefits from a private driveway to the front and spacious rear garden. The property also overlooks a large green area to the front.

Located within a 20 minute commute of the Jack Lynch Tunnel and only 5 mins from Fermoy town, the village of Rathcormac boasts a number of excellent amenities including modern primary school, thriving GAA club, regular bus service to Cork/Fermoy, children's playground, shops, service station which are all within walking distance of the property.



BER BER B, BER No. 119857589

Special Features & Services

- Easy commute of Fermoy & Cork
- Walking distance of all village amenities
- Tanked Gas heating
- Spacious rear garden

Accommodation

Entrance Hall **5.1m x 1.9m (16'9" x 6'3")**
Tiled flooring. Radiator.

Kitchen/Dining Area **3.40m x 5.56m (11'2" x 18'3")**
Floor and splash back tiling. Wall and floor kitchen units. Radiator. Sliding patio door leading to rear garden.

Guest Wc **0.9m x 1.5m (2'11" x 4'11")**
Tiled flooring. Wc., whb.

Sitting Room **4.81m x 3.45m (15'9" x 11'4")**
Laminate flooring. Solid fuel open fireplace. Radiator.

Upstairs

Bedroom 1 **4.2m x 3.3m (13'9" x 10'10")**
Laminate flooring. Radiator.

Ensuite **2.3m x 1m (7'7" x 3'3")**
Tiled flooring. Wc., whb., electric shower.

Bedroom 2 **3.4m x 3.3m (11'2" x 10'10")**
Laminate flooring. Radiator.

Bedroom 3 **2.5m x 2.4m (8'2" x 7'10")**
Laminate flooring. Radiator.

Bathroom **2.1m x 2m (6'11" x 6'7")**
Tiled flooring. Wc., whb., bath.





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