

For Sale

Asking Price: €365,000

**Sherry
FitzGerald**
O'Donovan



6 The Paddocks, Tallow,
Co Waterford
P51 YH30

BER B3

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this turnkey 4 bedroom detached property situated in the small popular Paddocks development on the outskirts of Tallow.

The living accommodation extends to approximately 212 sq. m. (2276 sq. ft.) which has been excellently maintained by its current owners.

This B Rated property incorporates spacious living accommodation at ground floor, 4 double bedrooms, 2 ensuite (one of which is at ground floor level).

Externally the property benefits from features such as large detached garage, private enclosed garden, wrap around driveway (partially tarmacked) and benefits from a southerly rear aspect.

No 6 The Paddocks commands scenic views overlooking the Bride Valley and for the commuter is located approximately a 15 minute drive from the seaside town of Youghal and the town of Fermoy and is within a 45 minute commute of Cork city & approx. 30 minutes from Dungarvan town.



Special Features & Services

- Turnkey condition
- B Rated
- Detached garage with storage room off
- Private site
- Mains water
- Mains sewer

Accommodation

Entrance Hall 6.2m x 3m (20'4" x 9'10")

Tiled flooring. Radiator.

Kitchen/Dining Area

7.5m x 3.8m (24'7" x 12'6")

Tiled flooring. Wall and floor kitchen units with integrated gas hob. Recessed lighting. Radiator. Double patio doors leading to rear garden.

Utility Room

2.6m x 1.8m (8'6" x 5'11")

Tiled flooring. Wall and floor storage units. Plumbed for washing machine. Radiator. Door leading to rear garden.

Guest Wc

2.6m x 1.6m (8'6" x 5'3")

Tiled flooring. Wc., whb., electric shower. Radiator.

Bedroom 1

5.3m x 3.3m (17'5" x 10'10")

Laminate flooring. Radiator. Fitted wardrobes.

Sitting Room

5.3m x 3.7m (17'5" x 12'2")

Timber flooring. Radiator. Solid fuel stove with granite fire place surround with granite base.

Bedroom 2

4.89m x 3.6m (16'1" x 11'10")

Laminate flooring. Radiator. Fitted wardrobes.

Ensuite

3m x 2.2m (9'10" x 7'3")

Tiled floor to ceiling. Wc., whb., walk in electric shower. Radiator.

Bedroom 3

2.3m x 3.7m (7'7" x 12'2")

Laminate flooring. Radiator.

Bedroom 4

5.9m x 3m (19'4" x 9'10")

Laminate flooring. Radiator.

Ensuite

2.3m x 2.7m (7'7" x 8'10")

Tiled floor to ceiling. Wc., whb., power shower radiator.

Main Bathroom

2.9m x 2m (9'6" x 6'7")

Tiled floor to ceiling. Wc., whb, bath. Radiator.

Detached Block Garage

5m x 3.2m (16'5" x 10'6")

Fully wired.

Storage Room

3.2m x 3.3m (10'6" x 10'10")





NEGOTIATOR

Donal Barry MIPAV
Sherry FitzGerald O'Donovan
2 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