

For Sale

Asking Price: €370,000

Sherry
FitzGerald
O'Donovan



Kyric, Carrignagroghera,
Fermoy,
Co. Cork P61WY92

sherryfitz.ie



Situated overlooking Fermoy town with the most scenic of views, Sherry FitzGerald O Donovan offer for sale this substantial 4 bedroom detached residence.

The property extends to approximately 170 sq. m. (1825 sq. ft.) of living accommodation over 2 floors which incorporate a garage, tarmac driveway, patio area and a mature garden to the front which benefits from a southerly aspect.

As mentioned the view from the property is one of the most scenic uninterrupted views overlooking Fermoy town, St. Colman's College and Corrin Hill.

Kyric is located within walking distance of all town amenities and is within easy access of the M8 Cork/Dublin motorway.

BER BER To be confirmed, BER No. To be confirmed



Special Features & Services

- Main services
- Super views of the town
- Mature garden
- Private driveway
- Walking distance of the town
- Patio area

Accommodation

Entrance Hall	4.1m x 2.7m (13'5" x 8'10") Carpet flooring. Radiator.
Kitchen	5.83m x 3.3m (19'2" x 10'10") Timber flooring. Wall and floor units. Radiator.
Utility Room	4.33m x 2.6m (14'2" x 8'6") Carpet flooring. Radiator.
Dining Area	3.4m x 3.97m (11'2" x 13') Carpet flooring. 2 Radiators.
Living Room	6.68m x 3.96m (21'11" x 13') Carpet flooring. 2 Radiators. Solid fuel fire.
Guest WC	1.8m x 1.7m (5'11" x 5'7") Timber flooring. Radiator. Wc., whb., electric shower.
Garage	4.5m x 2.7m (14'9" x 8'10")
Bedroom 1	3.5m x 3.9m (11'6" x 12'10") Carpet flooring. Radiator. Small storage press.
Bedroom 2	5m x 3.1m (16'5" x 10'2") Carpet flooring. Radiator.
Bedroom 3	3.6m x 2.9m (11'10" x 9'6") Carpet flooring. Radiator. Fitted wardrobe.
Bedroom 4	3.9m x 2.3m (12'10" x 7'7") Carpet flooring. Radiator. Small storage press.
Toilet	1.8m x 0.95m (5'11" x 3'1") Carpet flooring. Partially tiled.
Bathroom	2m x 0.9m (6'7" x 2'11") Carpet flooring. Bath, whb and radiator, partially tiled.













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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