

For Sale

Asking Price: €360,000

**Sherry
FitzGerald**
O'Donovan



Ard na Greine,
Carrignagroghera, Fermoy,
Co. Cork.
P61 KF61

BER F

sherryfitz.ie



Set on the northern side of Fermoy town with a beautiful south westerly aspect, is this charming period residence overlooking the town.

The house was originally built as a time for soldiers. It was burnt during the Civil War and rebuilt in 1929 as 3 townhouses. Ard na Greine boasts many original features such as 10ft high ceilings, cornicing, and staircase to name but a few.

The property is located in the popular Carrignagroghera area within walking distance of the town centre, rugby pitch GAA grounds, and town park. The house itself extends to approximately 2000 sq. ft. and comprises of 2 spacious reception rooms, family kitchen with utility and a sunroom. Upstairs are 4 well-proportioned sized bedrooms and a bathroom.



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Special Features & Services

- South west facing aspect
- Excellent location
- Period features
- 10Ft high ceilings
- Private landscaped gardens
- Double glazed windows
- Approx 2000 sq ft.
- Eircom Alarm System
- Amtico flooring in kitchen and bathroom.



Accommodation

Entrance Hall 1.2m x 6.15m (3'11" x 20'2")

Carpet. Radiator.

Sitting Room 4.15m x 5.8m (13'7" x 19')

Carpet. Radiator. Fireplace. Bay window

Kitchen 4.1m x 4.2m (13'5" x 13'9")

Coving. Radiator. Fitted kitchen. Integrated appliances.

Utility Room 2.8m x 4.6m (9'2" x 15'1")

Plumbed for washing machine/dryer, wc.

Lounge 3.84m x 5.5m (12'7" x 18'1")

Carpet. Radiator. Fireplace.

Conservatory 2.9m x 4m (9'6" x 13'1")

Laminate wood flooring. French doors to garden.



Upstairs

Master Bedroom 4.65m x 5.7m (15'3" x 18'8")

Carpet. Radiator. Coving. Fitted wardrobes.

Bedroom 2 4.3m x 4m (14'1" x 13'1")

Carpet. Radiator. Coving. Fitted wardrobes.

Bathroom 1.8m x 4.3m (5'11" x 14'1")

Coving. Tiling. Shower. Bathroom.

WC 1.1m x 1.3m (3'7" x 4'3")

Bedroom 3 2.9m x 3.1m (9'6" x 10'2")

Carpet. Radiator. Coving. Built in beds with under storage. Built in wardrobe.

Bedroom 4 4.3m x 2.3m (14'1" x 7'7")

Carpet. Radiator. Fitted wardrobes. Coving.





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

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