

For Sale

Asking Price: €285,000

**Sherry
FitzGerald**
O'Donovan



New Road, Castletownroche,
Co. Cork, P51 N8P0

BER C1

sherryfitz.ie



Sherry FitzGerald O' Donovan are delighted to bring this well-maintained three bedroom residence to the market. Built in 2005 and extending to 135sqm (1,453 sq.ft) accommodation comprises of a Guest w.c, Sitting Room, large Kitchen/Dining room and 1 bedroom downstairs while upstairs there are a further 2 double bedrooms (master ensuite) and a bathroom. This property boasts a west facing private secure rear garden along with a patio area to enjoy those long Summer evenings.

Ideally located in the picturesque village of Castletownroche and walking distance of all amenities such as school, pubs, shops and pharmacy this would make an ideal family home. Located less than 15km from both Mallow and Fermoy town this property is an ideal commuter property.

Viewing comes highly recommended and by appointment only.



Special Features & Services

- OFCH
- West Facing private secure garden
- Within walking distance of Castletownroche village close to all amenities.
- Turn-key condition
- Ideal first-time buyer property or for those looking to downsize

Accommodation

Entrance Hall 5.13m x 2.66m (16'10" x 8'9")
Tiled Flooring.

Guest w.c 1.85m x 1.37m (6'1" x 4'6")
Tiled Floor. Whb and Toilet.

Living Room 4.86m x 4.85m (15'11" x 15'11")
Laminate Flooring. Feature Bay window.
Solid Fuel Fire with feature marble surround.

Kitchen/Dining 6.17m x 3.87m (20'3" x 12'8")
Tiled Floor. Fully Fitted Kitchen with
integrated hob and oven. Recessed
lighting. Double doors to patio area.

Bedroom 1 3.65m x 3.55m (12' x 11'8")
Laminate Flooring.

Upstairs

Bedroom 2 6.17m x 2.96m (20'3" x 9'9")
Laminate Flooring.

En-Suite 1.65m x 1.34m (5'5" x 4'5")
Tiled Floor. Whb and sink.

Bedroom 3 2.96m x 4.6m (9'9" x 15'1")
Laminate Flooring.

Bathroom 2.19m x 2.9m (7'2" x 9'6")
Fully Tiled, Bath with electric shower,
Whb and Toilet.

BER BER C1, BER No. 116698572

Directions-From the Mallow side-go straight through the village-take the second left and the property is located on the left-hand-side.





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