

# For Sale

Asking Price: €200,000

**Sherry  
FitzGerald**  
O'Donovan



13 Devlin Street, Fermoy,  
Co. Cork  
P61A364

**BER D1**

[sherryfitz.ie](http://sherryfitz.ie)



This is an excellent opportunity to purchase this 3 bedroom terraced property which is located within walking distance of a Fermoy's town amenities.

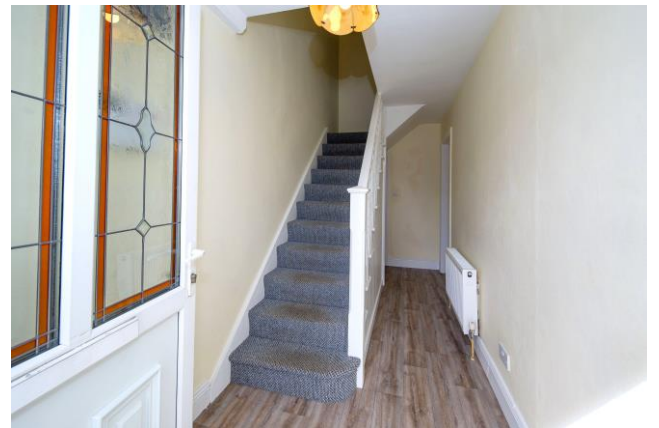
13 Devlin Street extends to approximately 76 sq. m. (820 sq. ft.) of living accommodation and has been well maintained by its current owners.

The property benefits from a block built garage and a maintenance free rear garden and rear pedestrian access.

The property is ideally situated in a convenient location in terms of access to Fermoy town centre and local amenities including primary / secondary school, shops and St. Colman's amenity walkway.

### Special Features & Services

- All main services
- Rear access
- Maintenance free rear garden
- Excellent condition





## Accommodation

<b>Entrance Hall</b>	<b>4.8m x 1.7m (15'9" x 5'7")</b> Laminate flooring. Radiator.
<b>Kitchen Area</b>	<b>3m x 2.4m (9'10" x 7'10")</b> Floor and splash back tiling. Wall and floor units. Radiator.
<b>Utility Room</b>	<b>2.4m x 2.7m (7'10" x 8'10")</b> Tiled flooring. Radiator. Patio door.
<b>Sitting Room</b>	<b>4.5m x 3.2m (14'9" x 10'6")</b> Laminate flooring. Radiator. Electric fire
<b>Bathroom</b>	<b>2.48m x 1.35m (8'2" x 4'5")</b> Tiled floor to ceiling. Wc., whb and electric shower.
<b>Bedroom 1</b>	<b>3.9m x 3.1m (12'10" x 10'2")</b> Carpet flooring. Radiator.
<b>Walk in wardrobe</b>	<b>1.34m x 1.7m (4'5" x 5'7")</b> Carpet flooring. Shelving.
<b>Bedroom 2</b>	<b>3.5m x 2.3m (11'6" x 7'7")</b> Carpet flooring. Radiator.
<b>Bedroom 3</b>	<b>2.6m x 2.6m (8'6" x 8'6")</b> Carpet flooring. Radiator.
<b>Outside</b>	
<b>Storage Shed</b>	<b>2.6m x 1.8m (8'6" x 5'11")</b> Tiled floor.
<b>Detached garage</b>	<b>5.8m 3.3m (19' 10'10")</b>





**NEGOTIATOR**

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**SOLICITOR**

[sherryfitz.ie](http://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.  
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