

For Sale

Asking Price: €335,000

**Sherry
FitzGerald**
O'Donovan



Glenacunna, Ballyporeen,
Co. Tipperary.
E21Y729

BER B

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this detached bungalow which is in turnkey condition.

The living accommodation extends to approximately 131 sq. m. and includes an attached garage which would make an ideal home office. The property benefits from a modern kitchen with separate dining area, large sitting room, and 3 double bedrooms and also benefits from a B Energy Rating.

The property is situated on 0.4 acre site located on the outskirts of Ballyporeen Village and benefits from scenic countryside views. The village of Ballyporeen is located approximately 12km north of Mitchelstown and offers easy access to the M8 (Cork/Dublin motorway)

Special Features & Services

- Turnkey condition
- B Energy Rating
- Detached shed
- Mature site
- Walking distance of Ballyporeen village

BER B BER No. 116466442



Accommodation

Entrance Hall	11m x 1.3m (36'1" x 4'3") Laminate flooring. Radiator.
Kitchen/Dining Room	4.2m x 3.4m (13'9" x 11'2") Laminate flooring. Wall and floor units with breakfast bar. Recessed lighting. Radiator.
Dining Area	5.5m x 2.8m (18'1" x 9'2") Laminate flooring. Radiator. Recessed lighting.
Sitting Room	4.7m x 4.1m (15'5" x 13'5") Laminate flooring. Radiator. Solid fuel fireplace with stove insert.
Utility Room	3m x 2.5m (9'10" x 8'2") Vinyl flooring. Plumbed for washing machine and dryer. Recessed lighting.
Attached Garage/ Home Office	4.6m x 3.9m (15'1" x 12'10") Carpet flooring. Electric heating. Recessed lighting.
Bedroom 1	4.3m x 3.7m (14'1" x 12'2") Carpet flooring. Radiator.
Bedroom 2	4.3m x 4.4m (14'1" x 14'5") Carpet flooring. Radiator.
Bedroom 3	3.2m x 3.4m (10'6" x 11'2") Carpet flooring. Radiator.
Bathroom	2.5m x 2.4m (8'2" x 7'10") Tiled floor to ceiling. Wc., whb, electric shower, radiator and heated towel rail.
Wc	2.5m x 1.9m (8'2" x 6'3") Tiled floor to ceiling. Wc., vanity unit with whb, bath with overhead electric shower.





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