

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
O'Donovan



37 The Manor, Clondulane,
Fermoy, Co. Cork.
P61 FH42



sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale 37 The Manor, Clondulane which is a spacious 3 bedroom semi-detached property extending to 112 sq. m. (1202 sq. ft.) of well-maintained living accommodation.

The spacious living accommodation has a modern feel throughout and incorporates 3 double bedrooms and a large private rear garden with a westerly aspect and overlooks a large green area to the front of the property.

No 37 The Manor is located in the picturesque village of Clondulane and is within walking distance of the local primary school and a convenient 5 minute drive to Femoy town and is within a 30 minute commute of Cork city.



BER BER B, BER No. 100879535

Special Features & Services

- All main services
- Walking distance of local primary school
- Large rear garden
- Gas fired central heating



Accommodation

Entrance Hall	5m x 1.3m (16'5" x 4'3") Tiled flooring. Radiator with radiator cover. Understairs storage area.
Kitchen/Dining Area	6.5m x 3.8m (21'4" x 12'6") Floor and splashback tiling. Wall and floor units. Radiator with radiator cover. Sliding patio leading to rear garden.
Utility Room	1.5m x 1.7m (4'11" x 5'7") Tiled flooring. Plumbed for washing machine and dryer with storage presses and sink. Door leading to rear garden.
Sitting Room	3.6m x 3.4m (11'10" x 11'2") Laminate flooring. Solid fuel open fireplace. Radiator with radiator cover.
Guest Wc	1.7m x 1.5m (5'7" x 4'11") Tiled flooring. Wc., whb. Radiator.
Upstairs	
Bedroom 1	3.7m x 3.6m (12'2" x 11'10") Carpet flooring. Sliding fitted wardrobe.
En suite	2.6m x 0.9m (8'6" x 2'11") Tiled floor to ceiling. Wc., whb., electric shower, radiator.
Bedroom 2	3.8m x 2.7m (12'6" x 8'10") Carpet flooring. Radiator.
Bedroom 3	3.1m x 2.6m (10'2" x 8'6") Carpet flooring. Radiator.
Bathroom	2.6m x 2.4m (8'6" x 7'10") Tiled floor to ceiling. Wc., whb., bath, electric shower. Radiator.





NEGOTIATOR

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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