

For Sale

Asking Price: €395,000

**Sherry
FitzGerald**
O'Neill



36 Fernhill Woods, Clonakilty,
Co Cork, P85 T656

BER C2

sherryfitz.ie



36 Fernhill Woods is an impressive 4 bedroom semi-detached home situated in a sought after mature residential development enjoying an excellent location convenient to Clonakilty town centre.

The house, built c.2006, is spacious with 124 sq. m. (1,335 sq.ft.) approximately of living space. The many features include well designed bright rooms, double glazed windows and oil fired central heating.

The accommodation comprises Entrance Hallway, Living Room, Kitchen/Dining Room, Utility and Guest WC on the ground floor. The first floor includes 4 Bedrooms with master ensuite and family bathroom.

Double doors from the kitchen lead to a patio area outside which is ideal for entertaining. The garden is east facing and is laid out in lawn. There is also space to park two cars to the front of the property.

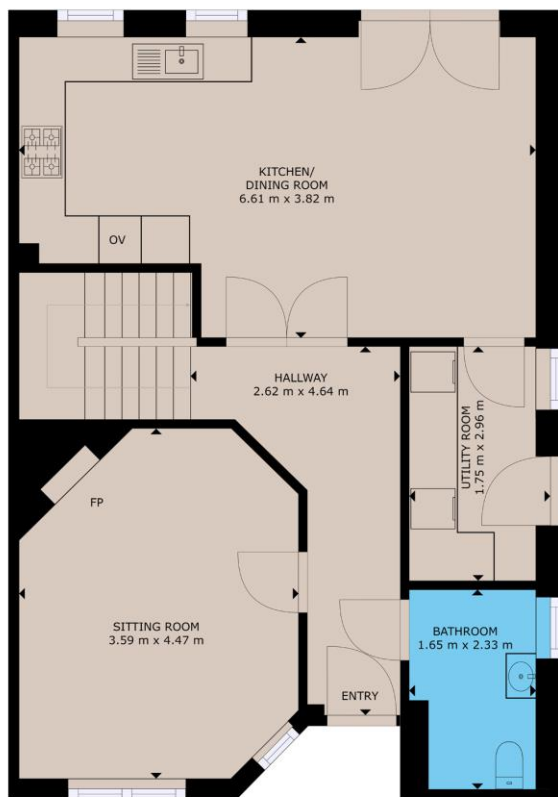
Clonakilty is a popular residential, market and award-winning tourist town that attracts families interested in taking advantage of the fine facilities and amenities including excellent Schools, Shops, Sports and Recreation. The property is convenient to Inchydoney Beach and the many coastal offerings throughout West Cork. Clonakilty is 50 kilometres south west of Cork City and Airport.

SERVICES:

- o Mains water
- o Oil fired central heating
- o Mains sewerage







GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 124.08m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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VIEWING
Strictly by prior appointment.

BER Details
BER Rating: C2
BER No: 109349373
EPI: 109349373

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