

For Sale

Asking Price: €420,000

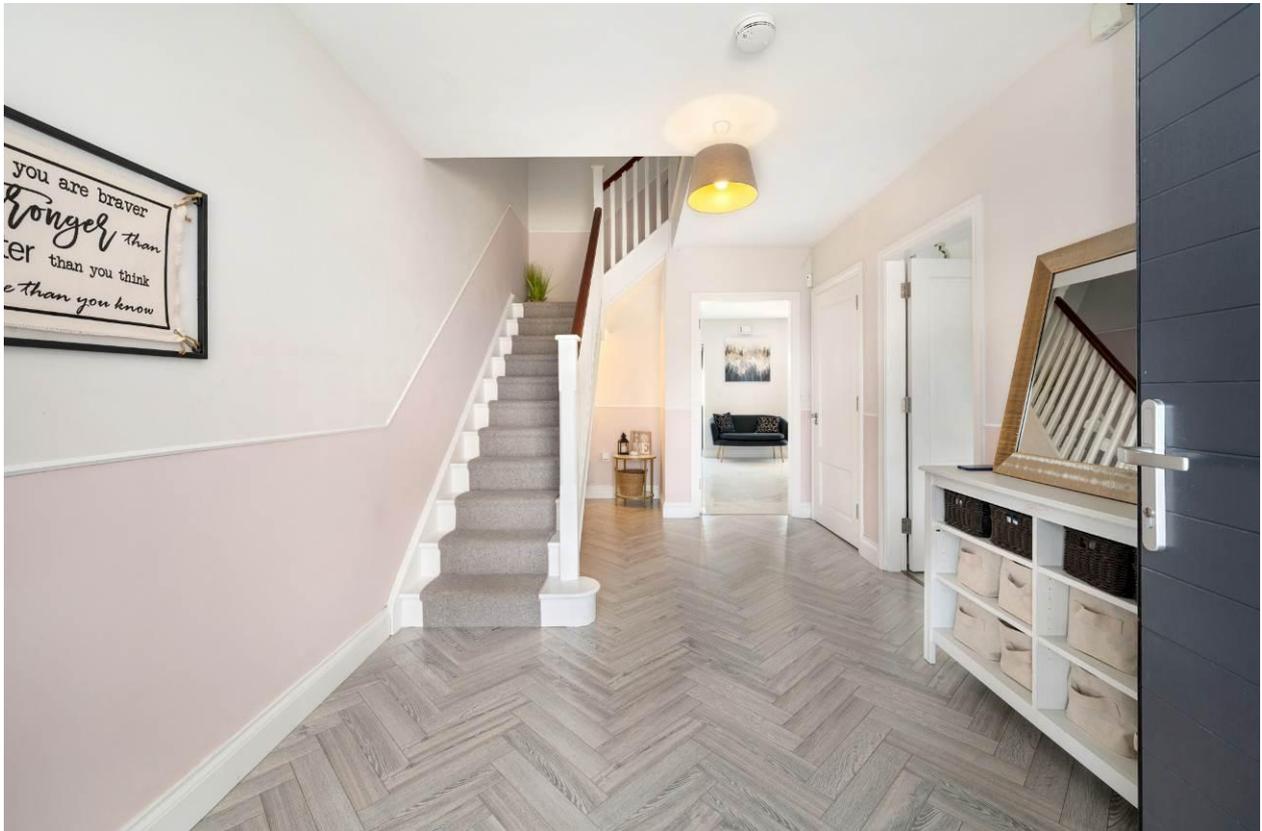
**Sherry
FitzGerald**
O'Donovan



39 The Orchard,
Watergrasshill, Co.Cork,
T56VY54

BER A2

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this A2 Energy rated 4 bedroom semi-detached family home located in the recently developed Orchard estate.

This turnkey property offers spacious living accommodation extending to approximately 131 sq. m. over two floors, benefitting from underfloor heating at ground floor level, triple glazed windows and a Liscannor stone front facade.

Externally the property has a paved front double driveway, spacious rear west facing rear garden, and patio area and timber shed which is serviced with electricity to the rear. The property also overlooks a green area to the front.

No 39 The Orchard Watergrasshill is ideally located within walking distance of all amenities including primary school, shops, pharmacy and bus stop. It is also located within a 10 minute commute of the Jack Lynch Tunnel. This superb property will suit any modern day family living requirements.

BER BER A2, BER No. 114142623

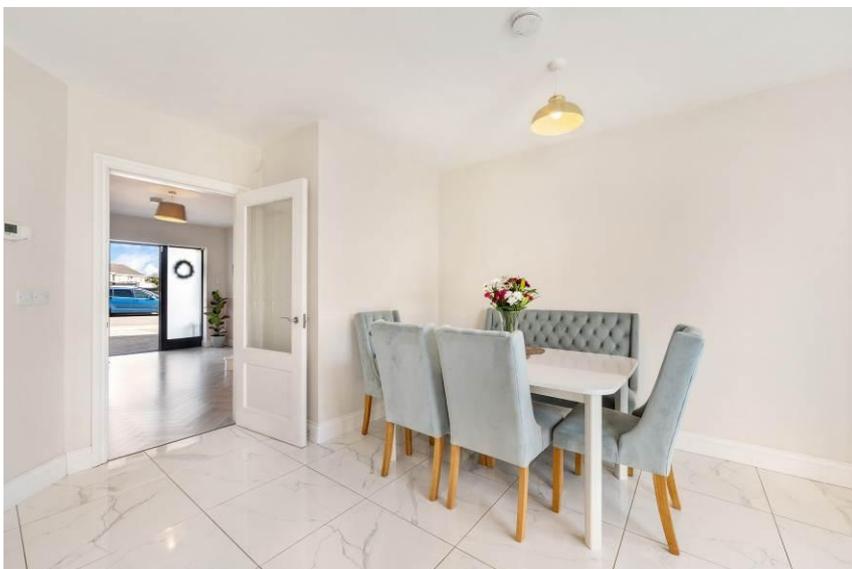


Special Features & Services

- A2 Energy Rating
- Triple glazed windows
- West facing garden
- Floored attic space
- Garden shed to rear with electrical supply

Accommodation

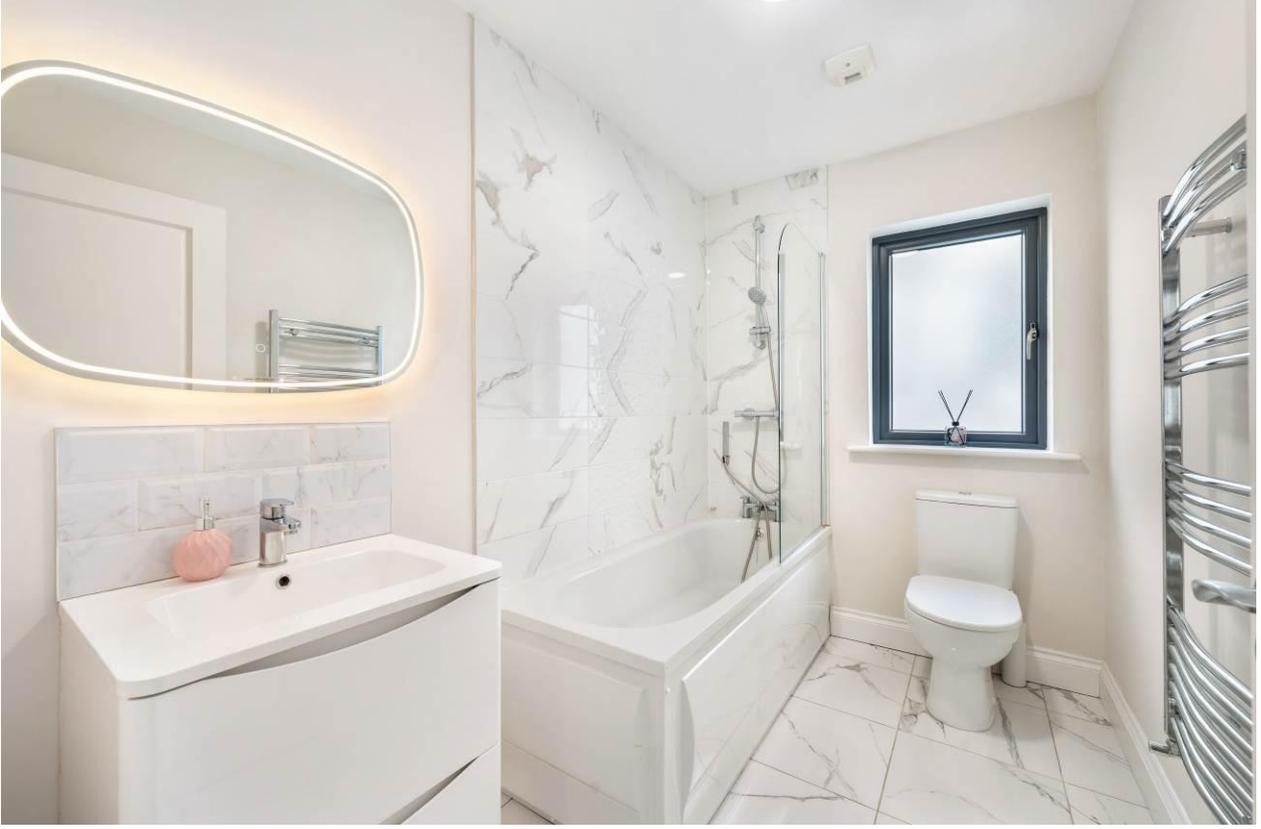
Entrance Hall	4.8m x 2.7m (15'9" x 8'10") Laminate flooring.
Kitchen/Dining	6.6m x 4m (21'8" x 13'1") Floor and splashback tiling. Wall and floor units. Island unit. Sliding patio door leading to rear patio area and garden.
Utility Room	2.1m x 1.5m (6'11" x 4'11") Plumbed for washing machine and dryer Door leading to side.
Sitting Room	4.4m x 4.37m (14'5" x 14'4") Laminate flooring. Fitted display units.
Guest wc	1.5m x 1.4m (4'11" x 4'7") Floor and tiled splashback. Wc., vanity unit with whb.
Upstairs	
Bedroom 1	3.9m x 3.7m (12'10" x 12'2") Laminate flooring. Radiator. Wardrobe.
Ensuite	2.5m x 1.3m (8'2" x 4'3") Tiled flooring. Wc., vanity unit with whb., power shower and heated towel rail.
Bedroom 2	3.6m x 3.2m (11'10" x 10'6") Laminate flooring. Radiator.
Bedroom 3	3.3m x 2.6m (10'10" x 8'6") Laminate flooring. Radiator.
Bedroom 4	2.6m x 2.5m (8'6" x 8'2") Laminate flooring. Radiator.
Bathroom	2.6m x 1.6m (8'6" x 5'3") Floor and splashback tiling. Wc., vanity unit with whb, bath with overhead powershower and heated towel rail .
Garden Shed	Wired for electricity













NEGOTIATOR

Michael O'Donovan MIPAV
Sherry FitzGerald O'Donovan
2 Waterside, Ashe Quay, Fermoy,
Co Cork
T: 025 32725
E: info@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