

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Donovan



18 Pairc an Oir, Rathcormac,
Co. Cork.
P61TD61.

BER C2

sherryfitz.ie



Sherry FizGerald O Donovan offer for sale this 3 bedroom semi detached property situated in the ever popular Pairc an Oir development.

No 18 Pairc an Oir extends to approximately 90 sq. m of living accommodation and benefits from a private driveway to the front and a spacious rear garden.

The property overlooks a large green area to the front. Situated within a 20 minute motorway commute of the Jack Lynch Tunnel, 5 minute drive from Fermoy town.

The village of Rathcormac boasts a number of excellent amenities including a modern primary school, thriving GAA club, regular bus service to Cork/Fermoy, children's playground, crèche, shops, post office, pubs, service station which are all within an easy walking distance of the property.



BER BER To be confirmed, BER No. To be confirmed

Special Features & Services

- All main services
- Overlooking a large green area
- Upgraded front door
- Walking distance of all amenities

Accommodation

Entrance Hall 5.4m x 2m (17'9" x 6'7")
Laminate flooring. Radiator.

Kitchen/dining room 5.5m x 3.4m (18'1" x 11'2")
Laminate flooring. Wall and floor kitchen units. Radiator. Double doors to sitting room. Tiled splashback. Sliding patio door leading to rear garden.

Sitting Room 5m x 3.4m (16'5" x 11'2")
Laminate flooring. Bay window. Radiator. Featured fireplace.

Guest Wc 1.5m x 0.9m (4'11" x 2'11")
Tiled flooring. Wc., whb.

Upstairs

Bedroom 1 4.1m x 3m (13'5" x 9'10")
Laminate flooring. Bay window. Fitted wardrobe. Radiator.

Ensuite 2.5m x 0.9m (8'2" x 2'11")
Tiled flooring. Wc., whb, electric shower. Radiator.

Bedroom 2 3.4m x 3.2m (11'2" x 10'6")
Laminate flooring. Radiator. Fitted wardrobe.

Bedroom 3 2.5m x 2.4m (8'2" x 7'10")
Laminate flooring. Radiator. Fitted wardrobe.

Bathroom 2m x 2m (6'7" x 6'7")
Tiled flooring. Wc., whb, bath with overhead shower.





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