

For Sale

Asking Price: €340,000

Sherry
FitzGerald
O'Donovan



3 Blackthorn Way,
Forest Glen, Fermoy,
Co. Cork. P61AH96

BER D2

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this turnkey 4 bedroom detached residence situated in the popular mature Forest Glen development.

The well maintained living accommodation extends to approximately 123.5 sq. m (1326 sq. ft) with the benefit of an attached garage measuring approximately 12 sq. m. . All rooms are of an excellent proportion and serviced with gas heating and all main services. There is a private driveway to the front of the property and a generous sized rear garden.

The Forest Glen development is within walking distance of all town amenities including primary and secondary schools and is within a 5 minute commute of accessing the Cork / Dublin motorway.

BER BER D2, BER No. 119087823



Special Features & Services

- Turnkey condition
- All main services
- Gas fired central heating
- Patio area

Accommodation

Entrance Hall **5.1m x 2m (16'9" x 6'7")**
Tiled flooring. Radiator.



Kitchen/Dining Area 4. **7m x 3.5m (15'5" x 11'6")**
Floor and splashback tiling. Wall and floor units kitchen units. Radiator. Patio door leading to rear garden.

Living Room **3.6m x 3.6m (11'10" x 11'10")**
Laminate flooring. Radiator. Sliding patio door leading to rear patio and garden.

Sitting Room **4.2m x 3.6m (13'9" x 11'10")**
Laminate flooring. Radiator. Fireplace with gas insert. Bay window.

Guest Wc **0.9m x 0.8m (2'11" x 2'7")**
Tiled flooring. Wc., whb.

Upstairs:

Bedroom 1 **4.2m x 3m (13'9" x 9'10")**
Timber flooring. Radiator. Fitted wardrobes. Bay window.



Ensuite **2.45m x 0.9m (8' x 2'11")**
Wc., whb., electric shower. Tiled floor to ceiling. Laminate flooring.

Bedroom 2 **3.2m x 3m (10'6" x 9'10")**
Timber flooring. Radiator.

Bedroom 3 **4.8m x 2.5m (15'9" x 8'2")**
Timber flooring. Radiator. Fitted wardrobes.

Bedroom 4 **3.2m x 2.3m (10'6" x 7'7")**
Timber flooring. Radiator.

Bathroom **2m x 2.5m (6'7" x 8'2")**
Wc., whb., bath with overhead electric shower. Radiator. Laminate flooring. Walls tiled floor to ceiling.

Garage **5m x 2.5m (16'5" x 8'2")**











**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.
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