

# For Sale

Asking Price: €340,000

**Sherry  
FitzGerald**  
O'Donovan



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

**BER D2**

[sherryfitz.ie](http://sherryfitz.ie)



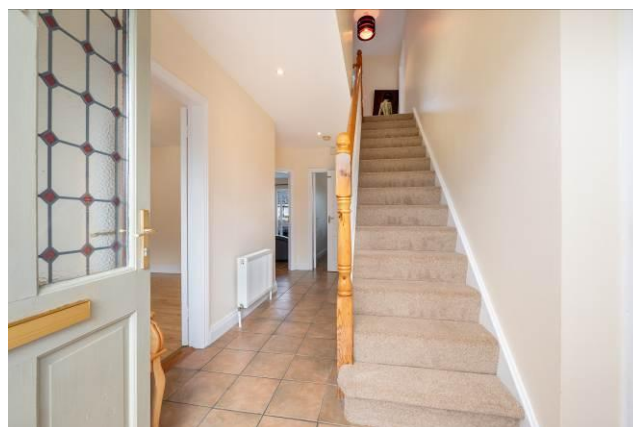
Sherry FitzGerald O Donovan offer for sale this turnkey 4 bedroom detached residence situated in the popular mature Forest Glen development.

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")



















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**NEGOTIATOR**

Donal Barry MIPAV  
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Co Cork  
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**SOLICITOR**

**sherryfitz.ie**

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**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