

For Sale

Asking Price: €260,000

Sherry
FitzGerald
O'Donovan



16 Francis Street, Fermoy,
Co. Cork.
P61TX60

BER B3

sherryfitz.ie



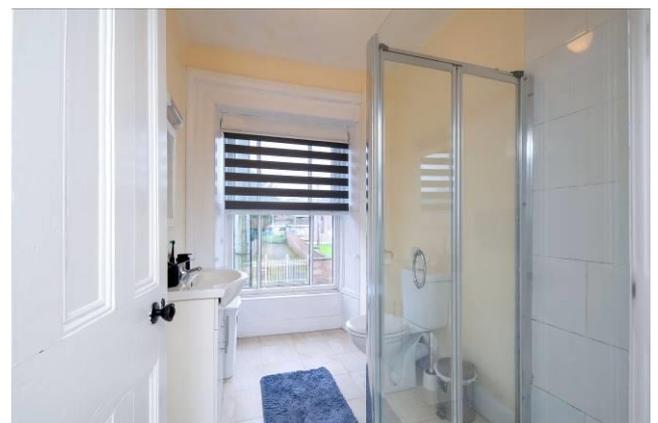
Excellent opportunity to purchase this 4 bedroom town house in a most sought after location within Fermoy town.

The property extends to approx. 124 sq. m (1331 sq. ft.) over 3 floors which has recently been refurbished and benefits from a patio area to the rear of the property.

The location is within walking distance of all amenities including local shops, public park, restaurants, schools.

Special Features & Services

- Walking distance of all town amenities
- Patio area at the rear
- Gas fired central heating
- B3 Energy Rating



Accommodation

Entrance Hall	5.26m x 1.89m (17'3" x 6'2") Tiled flooring. Radiator.
Kitchen Area	3.35m x 3.44m (11' x 11'3") Floor and splashback tiling. Wall and floor units . Breakfast bar. Patio door leading to rear yard.
Sitting Room	4.5m x 3.5m (14'9" x 11'6") Laminate flooring. Radiator. Large sliding sash window.
Downstairs Wc	2.1m x 1m (6'11" x 3'3") Tiled flooring. Wc., whb and vanity unit.
Bedroom 1	4.3m x 3m (14'1" x 9'10") Tile effect timber flooring. Radiator.
Bedroom 2	4.1m x 3.7m (13'5" x 12'2") Laminate flooring. Radiator.
Bathroom	2.89m x 1.98m (9'6" x 6'6") Tiled flooring. Wc., whb, vanity unit, power shower. Radiator
Bedroom 3	4.2m x 3m (13'9" x 9'10") Tile effect timber flooring. Radiator.
Bedroom 4	4.1m x 3.5m (13'5" x 11'6") Laminate flooring. Radiator.
Bathroom	2.78m x 1.74m (9'1" x 5'9") Tiled flooring. Vanity unit with whb., power shower. Radiator.





NEGOTIATOR

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SOLICITOR

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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.
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