

For Sale

Asking Price: €245,000

**Sherry
FitzGerald**
O'Donovan



9 Hawthorn Crescent, Forest
Glen, Fermoy, Co. Cork,

BER C3

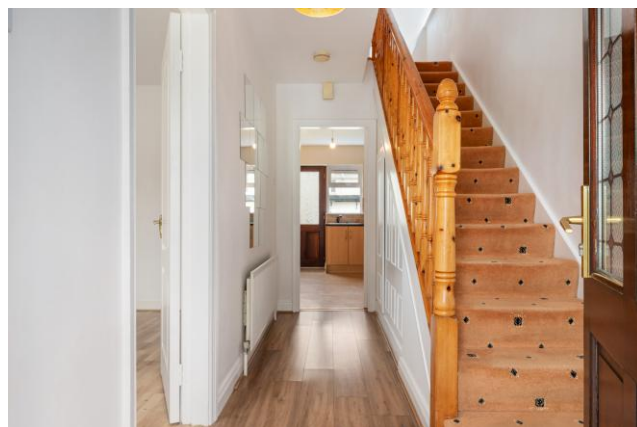
sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this newly decorated 3 bedroom semi detached property situated in the mature Forest Glen development.

The living accommodation extends to in excess of 93 sq. m. (1,000 sq. ft) of functional living accommodation and benefits from a double driveway to the front, spacious rear garden which includes an 18 sq. m. block built shed.

9 Hawthorn Crescent overlooks a mature green area to the front and also uninterrupted scenic countryside views. Located close to all amenities especially local primary and secondary school and is within short commute of access to the M8 Cork/Dublin motorway.



Special Features & Services

- Approx. 94.1 sq. m.
- Built 2002
- Gas central heating
- Contents included in sale
- Overlooking large green area
- Stira access to attic
- Large utility shed of concrete construction
- Double driveway
- Newly decorated
- Block built shed



Accommodation

Entrance Hall	3.8m x 1.9m (12'6" x 6'3") Laminate flooring. Radiator.
Kitchen / Dining Room	5.8m x 3.5m (19' x 11'6") Laminate flooring. Wall and floor units. Tiled splashback. Radiator. Patio door leading to rear garden.
Sitting Room	4m x 4.4m (13'1" x 14'5") Laminate flooring. Radiator. Solid fuel open fireplace.
Upstairs	
Bedroom 1	3.6m x 3.3m (11'10" x 10'10") Timber flooring. Radiator.
Ensuite:	2.7m x 0.8m (8'10" x 2'7") Laminate flooring. Wc., whb and power shower.
Bedroom 2	3.7m x 3.7m (12'2" x 12'2") Timber flooring. Radiator. Fitted wardrobes.
Bedroom 3	2.7m x 2.5m (8'10" x 8'2") Timber flooring. Radiator.
Bathroom	2.2m x 2.1m (7'3" x 6'11") Wc., whb. bath with overhead electric shower. Radiator.
Shed in Garden	4.9m x 3.7m (16'1" x 12'2") Block built. Wired for electricity

BER BER C3, BER No. 118364843





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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