

FOR SALE BY PRIVATE TREATY

No 4 “Feirm Bawn” Doughcloyne, Co. Cork.



Located within a select development of just five detached homes, No 4 Feirm Bawn enjoys an excellent location just minutes from the South Ring Road Network, Cork International Airport etc and immediate to the No 214 bus stops to and from Cork city centre. This four bedroom property totals some 130 sq.m. / 1398 sq.ft. over its 2 floors and incorporates enclosed rear garden as well as off street parking to its front. This home, which enjoys a southern orientation to its front, provides excellent family accommodation and is finished to an A3 energy rating.

Location

Feirm Bawn is located south of Cork City Centre and is accessed from the South Ring Road network by taking the Wilton exit off the South Ring Road and turning onto Sarsfield Road. At the top of Sarsfield Road turn left onto Spur Hill and the property is on the right after Fernwood estate. The city centre is within a few minutes drive. The area is serviced by a regular bus service with schools, shops, churches etc. close by.

No 4 provides a lounge, open plan kitchen / dining / family room, utility and toilet on the ground floor with 4 bedrooms (master en suite) and a bathroom on the first floor. (See drawings Attached) The properties will have the benefit of PVC Triple Glazed windows and good quality bathroom ware, ironmongery and doors skirting and architraves throughout. An inset gas fired stove will be provided in the lounge.

The gardens are to be raked and seeded with the boundary walls being a combination of block walls and timber panel fencing whilst the driveways will be tarmacadamed.

Price: p375,000.

PC Sums: Kitchen: p6,000 Wardrobes: p2,000

Services: Mains Water, Mains Sewer, Mains Storm, Mains Gas.

Solicitor: Ruairi O' Cathain Solicitors, 30 South Terrace, Cork



DISCLAIMER: Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.

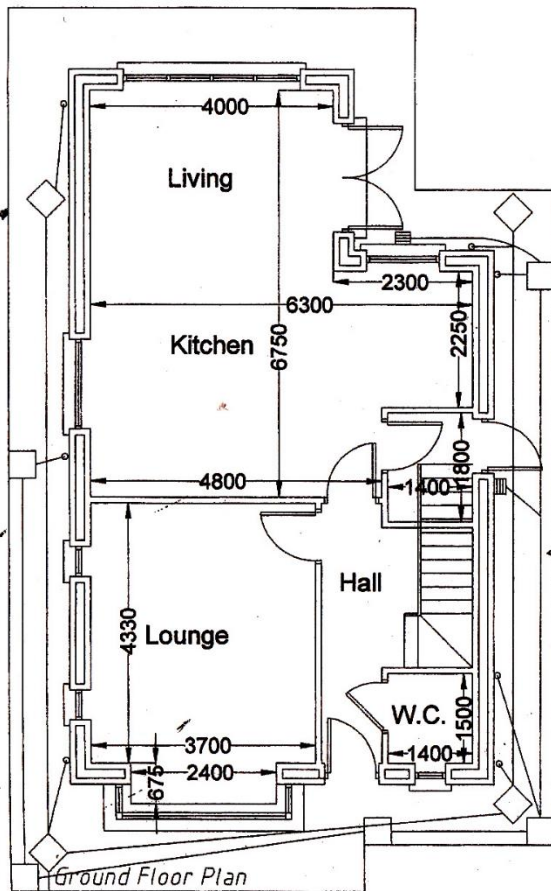
**No 4
(Type A)
(dimensions are blockwork to blockwork)**



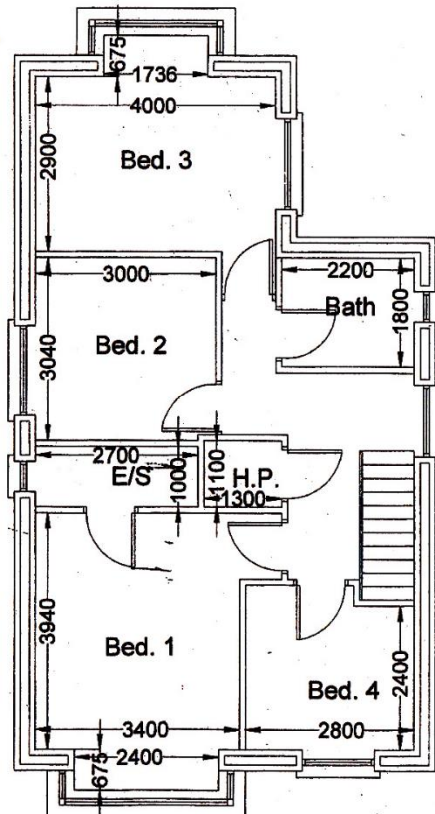
Front Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

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