

For Sale

Asking Price: €240,000

**Sherry
FitzGerald**
O'Donovan



51 Lios Ard,
Ballyhooly,
Co Cork.
P51 POE6



sherryfitz.ie

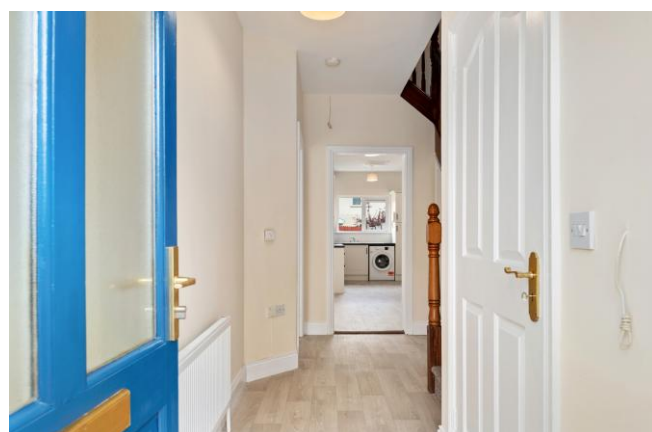


Sherry FitzGerald O Donovan offer for sale this newly decorated 3 bedroom semi detached property situated in the Lios Ard development.

Living accommodation extends to a spacious 103.7 sq. m. (1113 sq. ft) and benefits from a private driveway to the front and overlooks a mature green area.

No 51 Lios Ard is located within walking distance of all village amenities which include a local primary school, GAA pitch, tennis court, playground, church, local shop and service station, pub. It is also within an easy commute of both Fermoy and Mallow.

BER BER B3, BER No. 106180342



Special Features & Services

- All main services
- Gas fired central heating
- Newly decorated
- Private driveway
- Overlooking large green area

Accommodation

Entrance Hall	4.5m x 2.8m (14'9" x 9'2") Vinyl floor covering. Radiator.
Kitchen/Dining	5.9m x 5.3m (19'4" x 17'5") Vinyl floor covering. Wall and floor units. Tiled splash back. 2 Radiators. Double patio doors leading to rear garden.
Sitting Room	5.2m x 3.5. (17'1" x 3.5.) Vinyl floor covering. Solid fuel fireplace. Radiator. Bay Window.
Guest Wc	1.69m x 1.5m (5'7" x 4'11") Vinyl floor covering. Wc., whb. Tiled splash back.
Upstairs:	
Bedroom 1	3.9m x 3.5m (12'10" x 11'6") Vinyl floor covering. Fitted wardrobe. Radiator.
Ensuite	2.7m x 0.8m (8'10" x 2'7") Vinyl floor covering. Wc., whb. electric shower.
Bedroom 2	3.1m x 3.6m (10'2" x 11'10") Vinyl floor covering. Radiator. Fitted wardrobe.
Bedroom 3	2.8m x 2.3m (9'2" x 7'7") Vinyl floor covering. Radiator.
Bathroom	2.3m x 1.6m (7'7" x 5'3") Vinyl floor covering. Wc., whb. bath.





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.
PSRA Registration No 003457