For Sale

Asking Price: €240,000





12 Cois Bhaile, Rathcormac,Co. Cork.P61 CD73





Sherry FitzGerald O Donovan offer for sale this 3 bedroom semi-detached property located in the small Cois Bhaile development in the centre of Rathcormac village.

Living accommodation extends to approximately 102 sq. m. and externally a patio and garden area to the rear.

12 Cois Bhaile Rathcormac is situated within a 20 minute motorway commute of the Jack Lynch Tunnel and a 5 minute commute of Fermoy town. The village of Rathcormac boasts a number of excellent amenities including a modern primary school, thriving GAA Club, regular bus service to Cork/Fermoy, children's playground, church, various shops, pubs, service station which are all within a short walk of the property.



BER BS, BER No. 112891486



Special Features & Services

- Upgraded composite front door
- All main services
- B3 Energy Rating
- Walking distance of all amenities
- Within an easy commute of Cork/Fermoy

Accommodation

Entrance Hall 4.5m x 2.7m (14'9" x 8'10")

Laminated flooring. Radiator.

Kitchen/Dining Area

6.5m x 4.5 (21'4" x 4.5)

Floor and splashback tiling. Wall and floor kitchen units. Radiator. Sliding patio door leading to rear patio and garden.

Sitting Room 4.3m x 3.6m (14'1" x 11'10")

Laminate flooring. Fireplace with stove

insert. Radiator.

Guest wc 1.4m x 1.5m (4'7" x 4'11")

Laminate flooring. Wc., whb.

Bedroom 1 3.6m x 3.7m (11'10" x 12'2")

Timber flooring. Radiator.

Ensuite 3m x 0.1m (9'10" x 0'4")

Tiled flooring, whb, wc., and electric

shower. Radiator.

Bedroom 2 4m x 3.1m (13'1" x 10'2")

Timber flooring. Radiator. Fitted

wardrobe.

Bedroom 3 2.9m x 2.5m (9'6" x 8'2")

Timber flooring.

Bathroom 2.4m x 1.9m (7'10" x 6'3")

Laminate flooring. Wc., whb, bath.

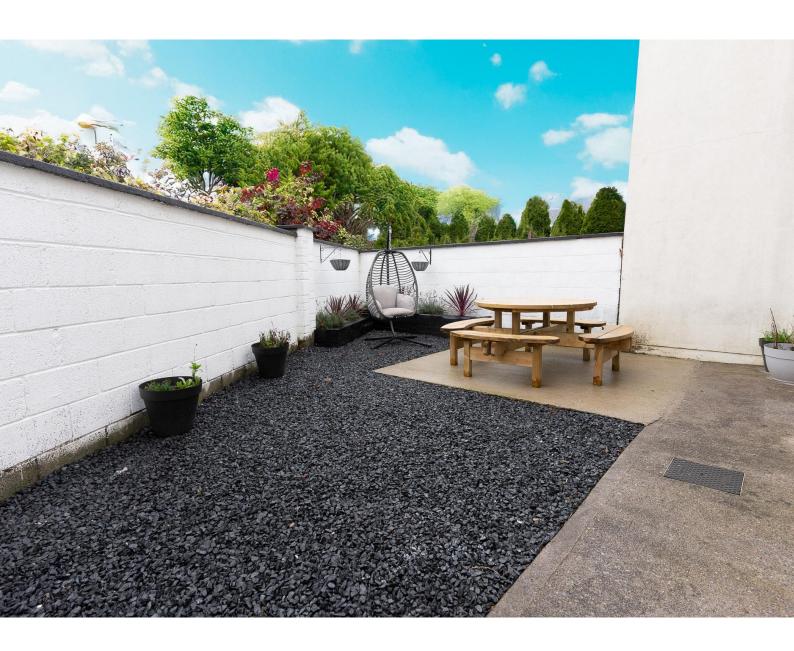
Radiator.













NEGOTIATOR

Donal Barry MIPAV Sherry FitzGerald O'Donovan 2 Waterside, Ashe Quay, Fermoy, Co Cork

T: 025 32725 E: fermoy@sfod.ie **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