

For Sale

Asking Price: €240,000

**Sherry
FitzGerald**
O'Donovan



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

BER B3

sherryfitz.ie



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 BER B3, 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

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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