

For Sale

Asking Price: €340,000

**Sherry
FitzGerald**
O'Donovan



34 Chestnut Avenue,
Pairc Na gCapall, Kilworth,
Co. Cork.
P61 KX68

BER B3

sherryfitz.ie



Sherry Fitzgerald O Donovan offer for sale this turnkey 4 bedroom property situated in the popular Pairc na gCapall development in the village of Kilworth.

The living accommodation extends to a spacious 130 sq. m (1400 sq. ft) with all rooms of excellent proportion. The property benefits from a B3 Energy Rating. It is situated adjacent to a green area on the eastern side of the property. Private driveway to the front and a well maintained mature rear garden.

Pairc na gCapall development is located in the village of Kilworth and is within walking distance of all local amenities including playground, primary school, GAA and soccer complex, tennis courts, pitch and putt course and a grocery store at the entrance to the estate. It is also within easy access of the M8 Cork/Dublin motorway and the town of Fermoy.

Special Features & Services

- Turnkey condition
- All main services
- Adjacent to green area
- Newly decorated

BER BER B3, BER No. 113633440



Accommodation

Entrance Hall	6.2m x 2.5m (20'4" x 8'2") Tiled flooring. Radiator.
Kitchen / Dining Area	6.8m x 3.7m (22'4" x 12'2") Tiled flooring. Wall and floor units. Tiled splashback. Recessed lighting. Sliding patio door leading to rear garden. Radiator.
Utility Room	2.5m x 1.7m (8'2" x 5'7") Plumbed for washing machine. Tiled flooring. Radiator. Door leading to rear garden.
Guest Wc.	1.7m x 1.4m (5'7" x 4'7") Tiled flooring. Wc., whb, radiator.
Sitting Room	4.4m x 4.4m (14'5" x 14'5") Laminate flooring. Solid fuel open fire. Radiator.
Upstairs:	
Bedroom	1 4.2m x 4.1m (13'9" x 13'5") Carpet flooring. Radiator.
Ensuite	2.2m x 0.9m (7'3" x 2'11") Wc., whb., electric shower. Tiled floor to ceiling.
Bedroom 2	3.2m x 3.1m (10'6" x 10'2") Carpet flooring. Radiator.
Bedroom 3	3.3m x 3.5m (10'10" x 11'6") Carpet flooring. Radiator.
Bedroom 4	3.7m x 2.6m (12'2" x 8'6") Carpet flooring. Radiator.
Bathroom	2.3m x 2.9m (7'7" x 9'6") Vinyl floor covering. Wc., whb., bath with overhead electric shower.





NEGOTIATOR

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SOLICITOR

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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