

# For Sale

Asking Price: €255,000

**Sherry  
FitzGerald**  
O'Donovan



60 Pairc an Oir,  
Rathcormac, Co Cork  
P61 F635

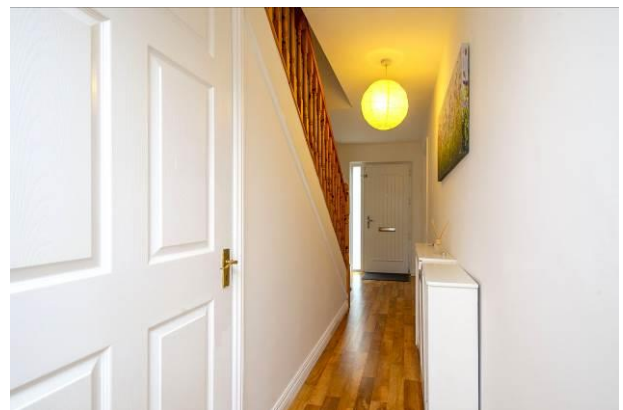
[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O Donovan offer for sale this superb 3 bedroom semi-detached property which is in turnkey condition throughout.

No 60 Pairc an Oir Rathcormac extends to approximately 91 sq. m. of living accommodation and benefits from a private driveway and a spacious rear garden with a variety of mature plants and shrubs along with a patio area and a steel framed shed. The property also overlooks a large green area to the front.

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, various shops, pubs, service station which are all within an easy walking distance of the property.



**BER** BER C2, BER No. 108643289



## Special Features & Services

- Turnkey condition
- All main services
- Mature maintenance free garden
- Upgraded composite front door
- Overlooking a large green area

## Accommodation

**Entrance Hall** 5.4m x 1.9m (17'9" x 6'3")  
Laminate flooring. Radiator and radiator cover.

**Kitchen/Dining** 5.5m x 3.4m (18'1" x 11'2")  
Laminate flooring. Wall and floor units  
Tiled splashback. Radiator. Sliding patio door leading to rear garden. Double doors leading to sitting room.

**Sitting Room** 5m x 3.5m (16'5" x 11'6")  
Laminate flooring. Solid fuel fitted stove.  
Fitted shelving. Radiator.

**Guest wc** 1.5m x 0.9m (4'11" x 2'11")  
Laminate flooring. Wc., whb with tiled splashback.

**Bedroom 1** 4.2m x 3.3m (13'9" x 10'10")  
Carpet flooring. Radiator. Fitted wardrobe.

**Ensuite** 2.5m x 0.9m (8'2" x 2'11")  
Vinyl floor covering. Wc., whb. electric shower and radiator.

**Bedroom 2** 3.4m x 3.2m (11'2" x 10'6")  
Carpet flooring. Radiator.

**Bedroom 3** 2.5m x 2.4m (8'2" x 7'10")  
Carpet flooring. Radiator.

**Bathroom** 2.1m x 2m (6'11" x 6'7")  
Vinyl flooring. Wc., whb., bath with overhead electric shower.



















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**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.  
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