

For Sale

Asking Price: €350,000

Sherry
FitzGerald
O'Donovan



7 The Meadows,
Duntahane Road, Fermoy,
Co Cork
P61RK82

BER C3

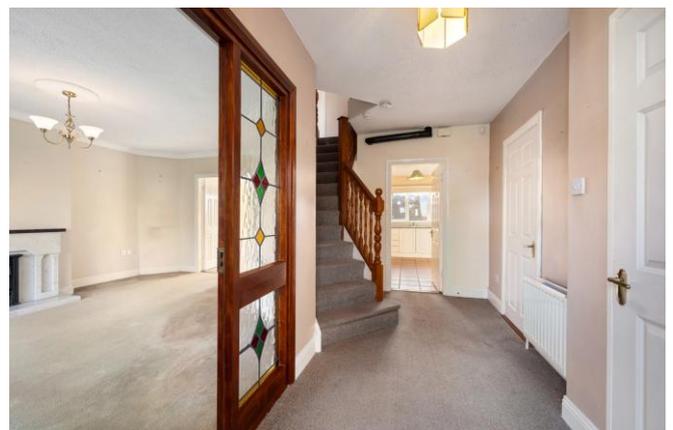
sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this 4 bedroom semi-detached property located in the popular low density development of The Meadows situated on the outskirts of Fermoy town.

The living accommodation extends to approximately 120 sq. m. with all rooms of excellent proportion. Externally the property has a driveway to the front and a spacious rear west facing mature garden.

The property is within an easy commute of all Fermoy towns many amenities and is within easy access of the M8 Cork / Dublin motorway and approximately 25 minutes from the Jack Lynch Tunnel.



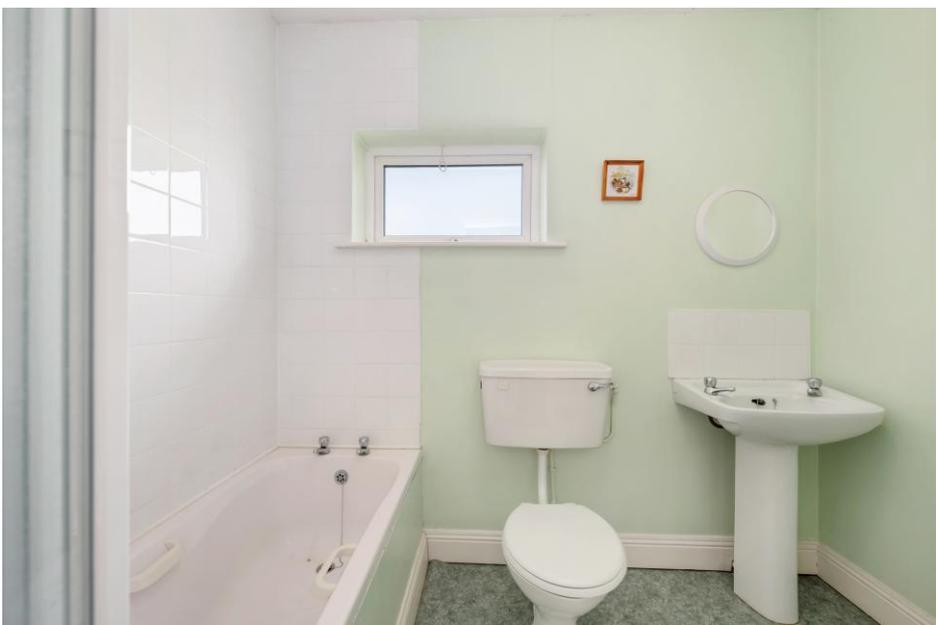
Special Features & Services

- Oil fired central heating
- All main services
- Mature west facing rear garden

BER BER C3, BER No. 119204667

Accommodation

Entrance Hall	4m x 1.5m (13'1" x 4'11") Carpet flooring. Radiator.
Kitchen	4m x 3.5m (13'1" x 11'6") Floor and splashback tiling. Wall and floor kitchen units. Radiator.
Dining Room	3.1m x 3.6m (10'2" x 11'10") Carpet flooring. Radiator. Sliding patio door to rear garden.
Sitting Room	4.7m x 4m (15'5" x 13'1") Carpet flooring. Marble surround fireplace. Radiator. Bay window.
Guest Wc.	1.6m x 0.8m (5'3" x 2'7") Vinyl floor covering. Wc., whb., tiled splashback.
Storage Press	2m x 0.5m (6'7" x 1'8") Shelved
Upstairs	
Bedroom 1	3.8m x 3.3 (12'6" x 3.3) Carpet flooring. Radiator. Fitted wardrobes.
Ensuite	1.8m x 1.3m (5'11" x 4'3") Vinyl floor covering. Wc., whb., and electric shower. Radiator. Tiled splashback.
Bedroom 2	3.5m x 2.8m (11'6" x 9'2") Carpet flooring. Radiator. Fitted wardrobe.
Bedroom 3	2.7m x 2.3m (8'10" x 7'7") Carpet flooring. Radiator. Fitted wardrobe.
Bedroom 4	3.2m x 2.2m (10'6" x 7'3") Carpet flooring. Radiator and fitted wardrobe.
Bathroom	2.4m x 1.7m (7'10" x 5'7") Wc., whb., bath with overhead power shower. Radiator. Floor and splashback tiling.





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.
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