

For Sale

Asking Price: €170,000

**Sherry
FitzGerald**
O'Donovan



16 Michael Fitzgerald Place,
Clondulane, Fermoy,
Co Cork. P61 EY06

BER D1

sherryfitz.ie



Sherry FitzGerald O Donovan offer this 3 bedroom end of terrace property in good condition throughout. The property extends to 67.32 sq. m. which is situated on a large site in the picturesque village of Clondulane.

The accommodation incorporates 1 ground floor bedroom and two double bedrooms on the first floor along with the bathroom.

Externally the property benefits from a large private driveway to the front and side and a spacious rear garden with a southerly aspect, along with 2 storage sheds one of which is plumbed with water supply. There is also an access gate to the rear of the property from the back laneway.

No 16 Michael Fitzgerald Place is located centrally in the village of within a 3 minute walk of the local primary school and approximately 5km from Fermoy town and within easy access of the M8 motorway.



Special Features & Services

- Large site
- Gas fired central heating
- South facing rear garden
- Private parking
- Access gate to the rear of the property from back laneway
- Minutes' walk from local primary school
- Only a 5 minute drive to Fermoy town

Accommodation

Entrance Hall **3.3m x 1.6m (10'10" x 5'3")**
Tiled flooring. Radiator.

Kitchen **3.7m x 1.4m (12'2" x 4'7")**
Floor and splashback tiling. Wall and floor kitchen units. Door leading to rear garden.

Dining/Living Area **4.6m x 3m (15'1" x 9'10")**
Tiled flooring. Solid fuel open fireplace. Radiator.

Bedroom 1 **2.6m x 2.4m (8'6" x 7'10")**
Carpet flooring. Radiator.

Upstairs

Bedroom 2 **4m x 3.2m (13'1" x 10'6")**
Carpet flooring. Radiator. Fitted wardrobe.

Bedroom 3 **3.9m x 2.6m (12'10" x 8'6")**
Carpet flooring. Radiator.

BER BER D1, BER No. 118869619





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