

# For Sale

Asking Price: €315,000

Sherry  
FitzGerald  
O'Donovan



112 Glencullen, Fermoy,  
Co. Cork.  
P61A313

BER B3

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



Sherry FitzGerald O Donovan are delighted to offer for sale this 3 bedroom semi detached family home extending to a generous 120 sq. m. (1288 sq. ft) of accommodation which is in show house condition throughout.

112 Glencullen has been maintained to the highest of standards with a host of upgrades including high-end kitchen, fitted wardrobes with integrated lighting along with all bathrooms tiled floor to ceiling. The attic is floored and comes equipped with a stira stairs.

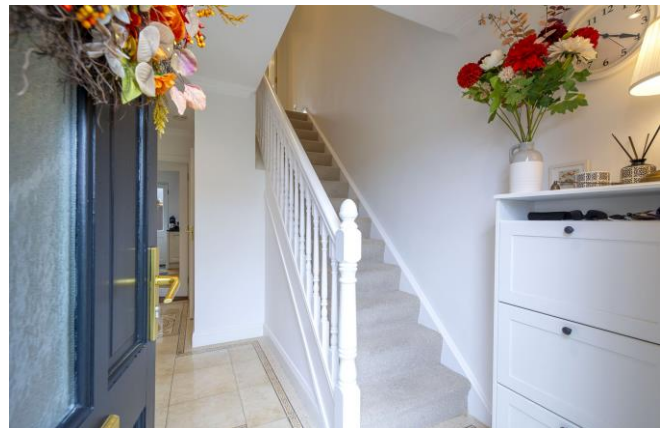
The property which was originally a 4 bedroom has had the fourth bedroom integrated into the main bedroom to make a superb spacious master bedroom.

Externally the property is situated on a corner site with south facing rear aspect, private off street parking, natural hedge boundary, side garden and garden shed to the rear.

Overall this property is in pristine condition and viewing is a must be seen to appreciate the space and layout.

The popular Glencullen development is located with a short commute off all local town amenities including shops, school, and Fermoy's town centre. It is also within a 5 minute commute of the M8 Cork /Dublin motorway.

**BER** BER B3, BER No. 110298510



## Special Features & Services

- Natural hedge boundary
- Side garden
- Garden shed to the rear
- All main services
- Gas central heating
- Corner site
- Private parking
- Dimmer switch controls in some rooms

## Accommodation

|                      |   |
|----------------------|---|
| <b>Entrance Hall</b> | <b>4.4m x 2m (14'5" x 6'7")</b><br>Tiled flooring. Recessed lighting. Ceiling coving.   |
| <b>Kitchen area</b>  | <b>3.3m x 3.3m (10'10" x 10'10")</b><br>Walnut effect timber flooring. High-end floor and wall kitchen units with integrated appliances, tiled splashback and patio door leading to rear garden. Recessed lighting. |
| <b>Dining Area</b>   | <b>3.7m x 3.3m (12'2" x 10'10")</b><br>Walnut effect timber flooring. Fitted dresser with integrated lighting. Radiator. Sliding patio door to garden.  |
| <b>Sitting Room</b>  | <b>5.1m x 4.9m (16'9" x 16'1")</b><br>Walnut effect timber flooring. High-end porcelain fireplace surround with open fire. Radiator. Bay window.  |
| <b>Guest Wc</b>      | <b>1.6m x 1.5m (5'3" x 4'11")</b><br>Tiled floor to ceiling. Wc., whb with vanity unit. Recessed lighting.  |
| <b>Bedroom 1</b>     | <b>3.8m x 5m (12'6" x 16'5")</b><br>Carpet flooring. Fully fitted wardrobes with integrated lighting. Radiator.   |
| <b>Ensuite</b>       | <b>2.69m x 1.2m (8'10" x 3'11")</b><br>Tiled floor to ceiling. Wc., whb with vanity unit, electric shower and heated towel rail. Recessed lighting.   |
| <b>Bedroom 2</b>     | <b>3.9m x 3.5m (12'10" x 11'6")</b><br>Carpet flooring. Radiator. Fitted wardrobes. Recessed lighting.  |
| <b>Bedroom 3</b>     | <b>3.22m x 3.2m (10'7" x 10'6")</b><br>Carpet flooring. Radiator. Recessed lighting.  |
| <b>Main Bathroom</b> | <b>2.9m x 1.8m (9'6" x 5'11")</b><br>Tiled floor to ceiling. Wc., whb with vanity unit, jacuzzi bath with overhead power shower, heated towel rail. Recessed lighting.  |













**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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