

For Sale

Asking Price: €210,000

Sherry
FitzGerald
O'Donovan



12 Caislean an Easig,
Castletownroche,
Co. Cork, P51HY83

BER B3

sherryfitz.ie



Set in the popular Caisléan an Easaig development and built c. 2005 No 12 comes to the market in excellent condition throughout having been well finished and maintained by its current owners.

Downstairs there is spacious kitchen/dining area with double doors to living area, utility and a downstairs guest wc.. Upstairs there are 3 bedrooms, master bedroom ensuite with walk in robe and a bathroom.

No 12 offers country living with the convenience of being within walking distance of Castletownroche and all its amenities i.e. Ballyhoura bike/walking trails, Doneraile Park , Castletownroche GAA club are just some of the amenities that are within close proximity.

This is an excellent all round family home in a wonderful location and setting.



Special Features & Services

- OFCH
- Turn-key Condition
- Within walking distance of schools, shops, pharmacy and all other village amenities.

Accommodation

Entrance Hall	2.03m x 4.90m (6'8" x 16'1") Tiled Floor.
Guest W.C	1.34m x 1.71m (4'5" x 5'7") Tiled Floor. Whb and Toilet.
Living Room	4.86m x 5.21m (15'11" x 17'1") Solid Wood Flooring. Solid fuel stove with feature surround. Feature Bay window. Double Doors to Kitchen dining area.
Kitchen/Dining	3.57m x 4.06m (11'9" x 13'4") Tiled Floor. Fully Fitted Kitchen with integrated hob and oven. Door to rear.
Utility Room	1.68m x 2.36m (5'6" x 7'9") Tiled Flooring. Plumbed for washing machine and dryer.
Landing	2.52m x 4.64m (8'3" x 15'3") Solid wood flooring.
Master Bedroom	4.17m x 4.22m (13'8" x 13'10") Solid wood flooring.
En-Suite	2.61 x 2.69m (2.61 x 8'10") Fully Tiled. Shower, Whb and Toilet.
Walk in robe	1.87m x 1.23m (6'2" x 4')
Bedroom 2	3.57m x 3.35m (11'9" x 11') Solid wood flooring. Fully fitted robes.
Bedroom 3	2.81m x 2.98m (9'3" x 9'9") Solid wood Flooring.
Bathroom	2.38m x 2.97m (7'10" x 9'9") Fully Tiled. Bath, Whb and Toilet.

BER BER B3, BER No. 104283551





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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