

For Sale

Asking Price: €320,000

**Sherry
FitzGerald**
O'Donovan



39 Elm Court, Pairc na
Gcapall, Kilworth, Co.Cork

BER B2

sherryfitz.ie

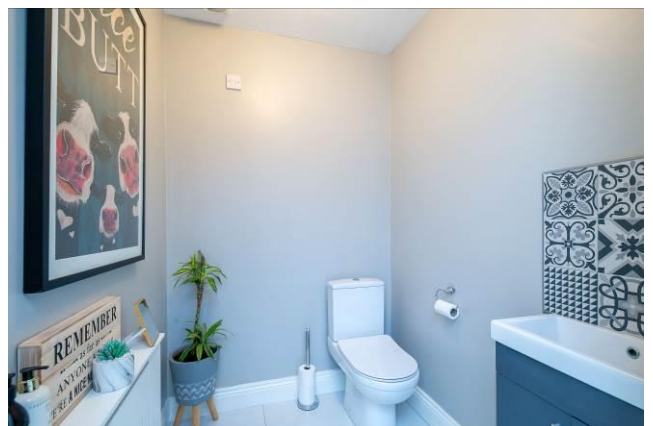


Sherry FitzGerald O Donovan offer for sale this spacious 4 bedroom semi-detached property which is in excellent condition throughout.

The living accommodation extends to approximately 130 sq. m. (1400 sq. ft) with all rooms well proportioned. No 39 Elm Court has a bright modern feel throughout with all finishes completed to the highest of standards to include a modern spacious kitchen and high quality tile. The property benefits from an energy efficient rating of a B2 and is serviced by communal parking to the front and a private south easterly facing spacious rear garden.



The property is situated in the ever popular village of Kilworth and is within walking distance of all local amenities including playground, local primary school, GAA complex, tennis court and many more. It is also with easy access of the M8 motorway.



BER BER B2, BER No. 110351343

Special Features & Services

- Turn key condition
- Walking distance of all amenities
- Large garden
- Only minutes drive from access to M8 motorway
- Patio area
- All main services

Accommodation

Entrance Hall 6m x 2.45m (19'8" x 8")
Tiled flooring. Radiator with radiator cover.

Kitchen/Dining Room 6.83m x 3.48m (22'5" x 11'5")
Tiled flooring. Wall and floor kitchen units with integrated appliances. Tiled splash back. Radiator with radiator cover. Sliding patio door leading to rear patio/garden.

Utility Room 2.48m x 1.65m (8'2" x 5'5")
Tiled flooring. Plumbed for washing machine. Wall and floor units. Radiator. Door to rear garden.

Guest Wc 1.8m x 1.5m (5'11" x 4'11")
Floor and splashback tiling. Wc., vanity unit with whb. Radiator with radiator cover.

Sitting Room 4.5m x 4.2m (14'9" x 13'9")
Laminate flooring. Feature fireplace with marble surround and fitted solid stove with red brick surround. Radiator with radiator cover.

Bedroom 1 4.2m x 3.8m (13'9" x 12'6")
Carpet flooring. Radiator. Fitted wardrobes.

Ensuite 2.3m x 0.9m (7'7" x 2'11")
Tiled floor to ceiling with wc., whb and electric shower.

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

Bedroom 3 3.2m x 3.2m (10'6" x 10'6")
Carpet flooring. Radiator.

Bedroom 4 3.5m x 2.6m (11'6" x 8'6")
Carpet flooring. Radiator.

Bathroom 2.3m x 1.9m (7'7" x 6'3")
Tiled floor to ceiling. Wc., whb, bath. Radiator.













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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