

## FOR SALE

3 St Joseph's Square, Fermoy,  
Co. Cork. P61 AV81



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 3-bedroom end of terrace 2 storey residence. The property is in a prime location at the edge of the town overlooking a large green area. The property has walled in gardens front and rear, a side entrance and a rear entrance. It is in good condition throughout and within walking distance of all amenities.

Viewing highly recommend with sole selling agent.

## **ACCOMMODATION**

Entrance Porch: 7ft 7 x 4ft

Large glass porch with sliding patio door. Tiled flooring. Door leading into hallway.

Hallway: 13ft x 6ft

Laminate timber flooring. Closed in understairs storage area with fitted gas boiler. Radiator.

Living Room: 12ft x 10ft 2

Glass panel door with stained glass inserts. Marble fireplace with solid fuel stove. Laminate timber floor. Radiator. Built-in fire side units. Window overlooking front garden.

Dining Room: 12ft 4 x 8ft

Laminate timber floor. Window. Radiator. Service hatch from kitchen. Archway leading to kitchen. Built in pine shelving. Door to utility.

Kitchen: 14ft 7 x 9ft 3

Fully fitted kitchen with wall and floor units. Built in oven and gas hob. Stainless steel sink hot and cold. Tiled flooring. Tiled splashback. Window. Door leading to rear garden. Radiator. 2 Velux windows. Rear hallway (tiled floor and radiator )off leading to bathroom and office.

Utility: 5ft 8 x 8ft

Laminate timber floor. Plumbed with hot and cold water.

Bathroom: 10ft x 12ft 2

Fully tiled walls and floor. Walk in shower, toilet, built in jacuzzi bath with mixer taps and wash hand basin. Built in sauna unit.

Office/study: 7ft x 6ft 3

Carpet. Window overlooking rear garden. Radiator.

Stairs and landing carpeted. Stairs on landing to attic.

Bedroom 1: 11ft 2 x 9ft

Carpet. Window. Radiator. Built in wardrobe and units around bed.

En suite: 4ft 9 x 5ft 6

Tiled floor. Walk in shower unit. Toilet and wash hand basin. Pvc panelled walls and ceiling. Window.

Bedroom 2: 8ft 8 x 9ft 4

Carpet. Window. Radiator. Alcove suitable for built in unit.

Bedroom 3: 8ft 2 x 7ft 9  
Carpet. Window. Radiator.

Attic: 16ft 8 x 11ft 7  
Carpet. 2 Velux windows. Radiator. Ideally suited for storage.

### **OUTSIDE:**

Walled in front and rear gardens with pedestrian entrance to the front and rear entrance. On street parking. Garden timber shed.

### **Services.**

- Mains water
- Mains sewage
- Gas fired central heating

### **FEATURES**

- Prime location.
- Lovely presented 3 bedroomed house.
- Close to all amenities.
- BER B3

**GUIDE PRICE:** €190,000

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TEL: 025 393 21

MOB: 086 1895 128

EMAIL: [info@paulodriscollauctioneer.ie](mailto:info@paulodriscollauctioneer.ie)



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