

11 Pairc An Oir Rathcormac Co.Cork



Thomas J O` Driscoll Auctioneers are delighted to bring to the market this recently refurbished 3 bed room semi detached residence. This property has been finished to a very high standard throughout. Located just off the Cork/Dublin motorway this is an ideal opportunity for a first time buyer or as an investment property. The property is within walking distance of the local church, school and sporting facilities. Viewing is highly recommended.

Accommodation Comprises:

Entrance Hall

Tiled floor, radiator, phone point, understair storage

Understair toilet: Tiled floor, W.H.B, toilet
17'5" (5.31m) x 6'6" (1.98m)



Sitting Room

Laminated floor, radiator, bay window, redbrick fireplace with a fitted solid fuel stove, double door leading to the kitchen
16'3" (4.95m) x 11'4" (3.45m)



**Kitchen/Dining
Room**

Tiled floor, tiled splashback, modern kitchen fitted out to a very high standard of wall & floor units with integrated appliances, gas hob & central island

16'2" (4.93m) x 18'4" (5.59m)



Sun Lounge

Tiled floor, vaulted ceiling, patio leading to the rear garden

9'2" (2.79m) x 11'5" (3.48m)



Landing

Carpet, window, pulldown stairs leading to the attic which is 3/4` s floored

Bathroom

Fully tiled walls & floor, bath, toilet, W.H.B,
mira shower over bath, radiator
7'3" (2.21m) x 6'8" (2.03m)



Bedroom 1 (Master Bedroom)

Carpet, curtains, radiator
11'3" (3.43m) x 11'0" (3.35m)



Ensuite

Fully tiled wall & floor, shower, toilet, W.H.B,
radiator
13'3" (4.04m) x 8'0" (2.44m)

Bedroom 2

Carpet, blinds, bay window, radiator
11'0" (3.35m) x 13'4" (4.06m)



Bedroom 3

Laminated floor, radiator, window
8'0" (2.44m) x 8'0" (2.44m)

Outside

Double driveway to the front of the property overlooking a large green area.



Walled in rear garden with side entrance which is finished with decorative concrete and a steel fabricated shed wired and plumbed for washing machine and dryer.





Aerial View of Rathcormac:



Features :

- Recently refurbished
- Skirting, Doors & Architraves are a high quality Ash finish
- Oil Fired Central Heating
- Low maintenance rear garden finished with decorative concrete

Guide Price

Price €165,000

For further information or appointment to view please contact our Sales Department on 021 4270435.