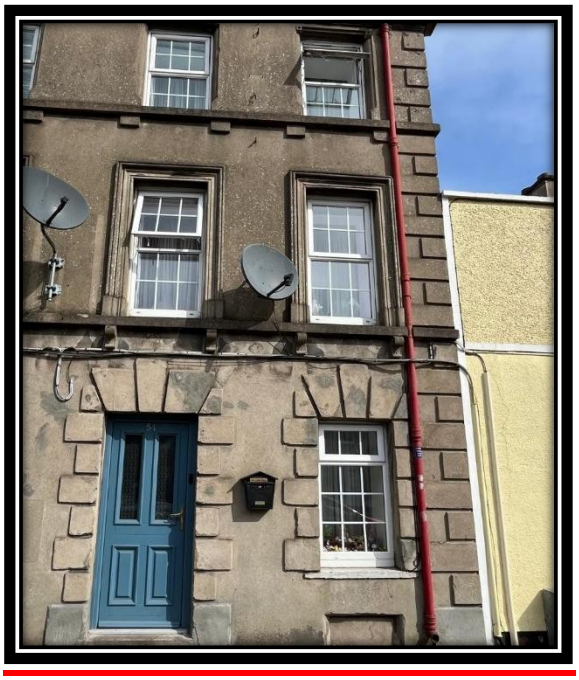
PAUL O'DRISCOLL

# FOR SALE
# 54 McCurtain Street, Fermoy, Co. Cork P61 PV00



Paul O'Driscoll Auctioneer is delighted to bring to the market this 3 storey two bedroomed mid-terrace residence in the heart of Fermoy town within walking distance of all amenities.

The property is in excellent condition throughout.
It is an ideal starter home or investment opportunity.

Fermoy town benefits from 4 primary schools, 3 secondary schools, sporting facilities such as rugby, golf, soccer, GAA, rowing and hockey to name a few. It has a public leisure centre and playground/town park.

**Viewing is highly recommended.**

## ACCOMMODATION

**Entrance Hall: 4ft 6 x 4ft 4**
Solid 4 panel PVC door with two glass panels.
Laminate timber floor. Door into Living room with decorative leaded glass panel.
Stairs carpeted to first floor and second floor.

**Living - Kitchen: 27ft 8 x 12ft 6**
Laminate timber flooring. Radiator. Archway to Kitchen area. Window.

Kitchen area: Tiled flooring. Fully fitted modern kitchen with wall and floor units. Seated area on island with units' underneath. Built in oven, hob and extractor fan. Plumbed for a dishwasher. Stainless steel sink with mixer taps. Tiled splashback. Large window. Radiator. Door to patio and garden.

**Utility:**
Shelved. Plumbed for washing machine.

**WC 4ft 2 x 3ft 1**
Partly tiled walls. Toilet, wash hand basin

**Upstairs:**

**Landing 6ft 8 x 3ft**
Spacious landing carpeted.

**Bedroom 1: 14ft 4 x 12ft 5**
Laminate timber flooring. Radiator. Two windows.

**Ensuite: 5ft 5 x 4ft 11**
Tiled flooring. Walk in fully tiled shower unit with electric shower fitted. Toilet. Wash hand basin. Radiator.

**Bedroom 2: 14ft x 12ft**
Laminate timber flooring. Radiator. Two windows.

**Ensuite: 7ft 11 x 4ft 6**
Tiled flooring. Window. Toilet and wash hand basin.

**Outside:** Large patio area with sandstone paving. Archway to large rear garden with shed. Storage shed of stone and mortar construction with galvanised roof.

## Services:

Mains Water.
Mains Sewage.
Gas Fired Central Heating.

## Building Energy Rating: C

## Features:

Located in the heart of Fermoy Town.
Walking distance of all amenities.
Ideal as a starter home or investment opportunity.
Property is in excellent condition.
Large rear patio and garden.

## VIEWINGS

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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