

**Dick Barry & Son**  
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## **Strawhall, Fermoy**

### **Starting Bid: €399,000.00**



For sale by Dick Barry & Son via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to introduce this spacious five bedroom dormer bungalow to the market.

The family home has been very well maintained throughout and has the added advantage of a large detached garage to the side of the property which offers the new owners many uses such as office, gym, workshop etc.

The property is located in a much sought after residential area with both primary & secondary schools less than a five minute drive and very easy access to the M8 Motorway.

The dormer bungalow is nicely set back from the public road. The site is walled in to the front and to the rear the large garden is not overlooked, fully enclosed offering privacy. There is a patio area which is ideal for dining alfresco.

Accommodation:

#### Living Room

4.63m x 4.17m

Bright Living space overlooking the front garden with timber flooring, solid fuel stove, steps up to dining area.

#### Dining Room

3.33m x 2.93m

With timber flooring, door out to patio area.

#### Kitchen

4.64m x 2.96m

With eye & floor level units, display cabinet, tiled splashback, integrated oven, plumbed for dishwasher, breakfast bar, large window, access to utility room.

#### Utility Room

2.57m x 1.79m

Plumbed for washing machine, floor level units, access to rear garden.

#### Bedroom 1

3.77m x 3.54m

With timber flooring, wall to wall wardrobes.

#### Bedroom 2

4.38m x 3.55m

With timber flooring, wall to wall wardrobes

#### En-suite

2.09m x 0.97m

Floor to ceiling tiling, shower unit, wc & whb.

#### Bedroom 3

3.48m x 2.97m, With timber flooring.

#### Downstairs Bathroom

2.95m x 1.93m

Floor to ceiling tiling, electric shower, wc & whb.

#### Upstairs

##### Bedroom 4

4.96m x 4.28m

With timber flooring, built in wardrobe.

##### Bedroom 5

4.46m x 4.16m

With timber flooring, built in wardrobe.

#### Family Bathroom

3.05m x 1.76m,

Floor to ceiling tiling, bath, wc & whb.

Outside  
Detached Garage  
Large block built garage with double doors.

Highlights  
Private Well  
Septic Tank  
Gas central heating  
Private enclosed garden  
Ample Parking  
Built in 1982  
BER C2 / BER No 118430933  
Floor Area 172 m2

TO VIEW OR MAKE A BID Contact Dick Barry & Son or [iamsold](http://iamsold.com), [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

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