

# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



## For Sale – Garranes, Ballineen, Co. Cork P47 VF67

### Main Points:

Completely rebuilt 20 years ago  
Spacious residence with superb views over the surrounding countryside  
10km from Clonakilty, 7km Ballineen/Enniskeane, 4km from Knockskeagh N. School, 3 km from Lyre  
c. 1800 Sqft, 4 bedroom house very bright due to its elevated outlook  
c. 0.25 acres lovely level lawn, patio & parking area.

**Offers over € 320,000**

Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | [info@martinkelleher.ie](mailto:info@martinkelleher.ie) | [martinkelleher.ie](http://martinkelleher.ie)

CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Completely rebuilt 20 years ago this is a spacious residence with superb views over the surrounding countryside. The property is situated 10km from Clonakilty, 7km Enniskeane, 4km from Knockskeagh National School, 3 km Lyre and 55 minutes from Cork city. Extending to c. 1800 Sqft this 4 bedroom house has some lovely features including timber panelling, handcrafted staircase, antique fireplace, exposed stone detailing inside and out and is very bright due to its elevated outlook. Extending to c. 0.25 acres there is a lovely level lawn, patio and parking area to the rear of the house. There is excellent potential within the house for home working with its broadband connectivity and office plus garage/store room.



**Accommodation c. 167.34 m<sup>2</sup>/ 1800 ft<sup>2</sup>**

**Entrance Porch 2 m x 1.9 m**

Bright entrance porch with triple aspect windows, south, east and west.

**Entrance Hall 3.7 m x 3.2 m**

With stone floor, access to stairs and doors to sitting room and kitchen.

**Sitting Room 3.5 m x 5.8 m**

Spacious sitting room with windows north and south. Open fireplace with timber surround and attractive timber panelling throughout this room.

**Office 3.3 m x 2 m**

Useful office or study located off the garage.

**Kitchen/Dining Room 3.8 m x 5.8 m**

With windows north and French doors out to the patio this is a bright room that also interconnects to the sunroom. Tiled floor, recessed lighting and stove. There is a fitted kitchen with breakfast bar.

**Utility Room 3.7 m x 2.5 m**

Large utility room with door to rear yard. Tiled floor, shelving and plumbed for washing/drying.

**Downstairs Toilet 2.4 m x 1 m**

Tiled floor, WC and wash hand basin.

**Sunroom 1.6 m x 5.8 m**

With attractive timber floor and stone wall detail. Very bright with aspects on 3 sides north, south and west.

**Stairs to the spacious first floor landing. Airing closet/hot press here.**

**Bedroom One 3.8 m x 3.3 m**

Bright double bedroom with windows south and west that have fantastic views. Timber floor.

**Bedroom Two 3.8 m x 2 m**

Double bedroom with timber floor.

**Bathroom 3.6 m x 2 m / 1 m**

Fully tiled, bath, WC, wash hand basin and separate shower.

**Bedroom Three 3.5 m x 2.8 m / 2 m**

Double bedroom with timber floor.

**Bedroom Four 3.5 m x 2.9 m / 2.2 m**

Double bedroom with timber floor and fantastic countryside views south.

**Garage 3.3 m x 3.9 m**

Spacious garage with access from the office or pedestrian door to rear yard.

**Services**

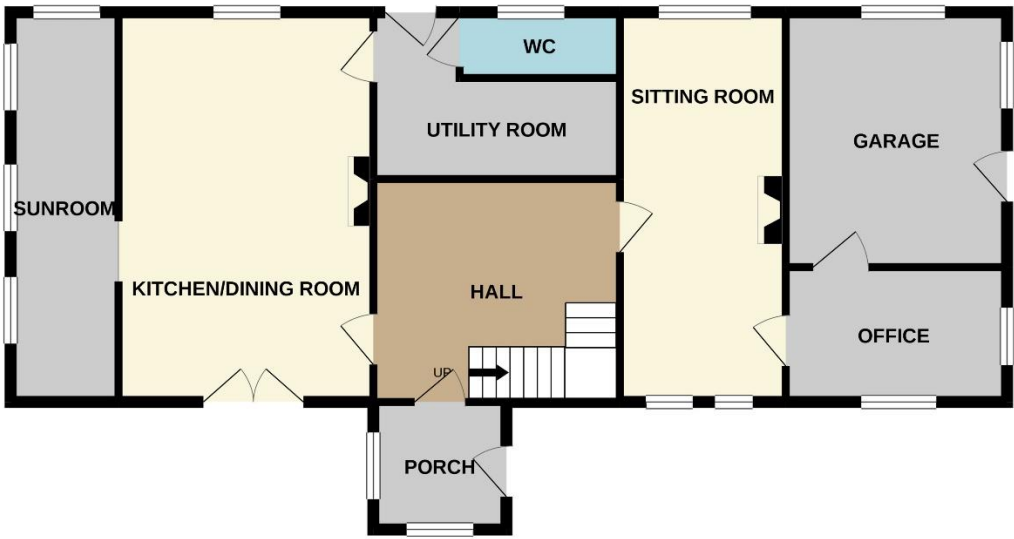
The property is connected to telephone, electricity and has broadband access (presently Rapid Broadband). Bio cycle septic tank and private well water via deep bore well.

**Outside**

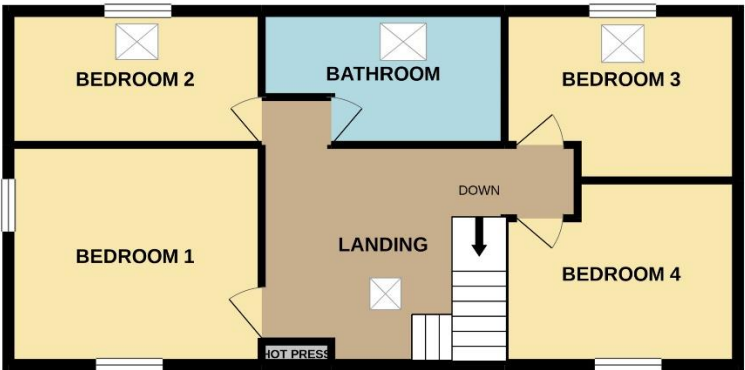
Standing on c. 0.25 acres the property has plenty of car parking to the rear of the house. To the front of the house is a raised lawn which has a patio outside the kitchen dining room. There are fabulous countryside views from this elevated position.



GROUND FLOOR



1ST FLOOR

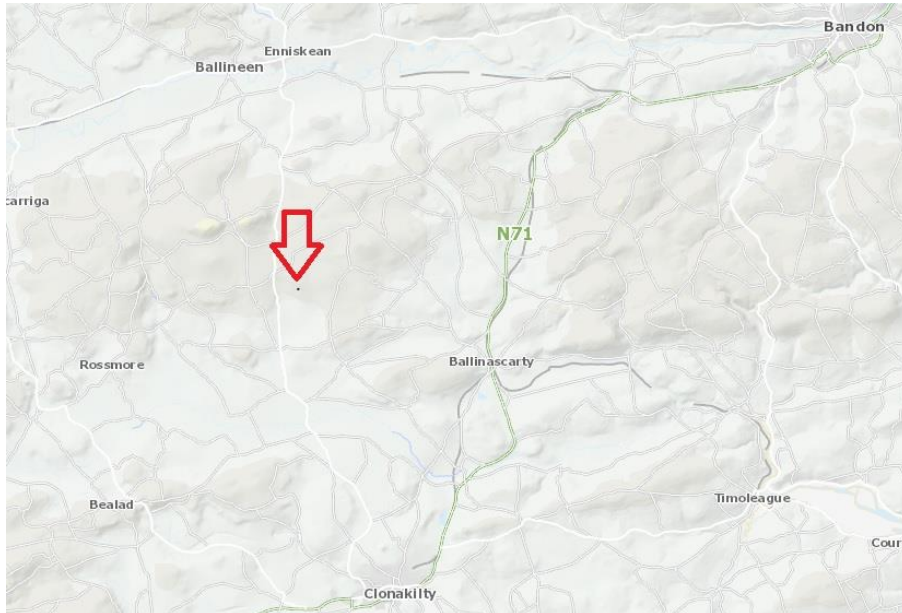


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Type Eircode P47 VF67 into smart phone for exact driving directions. Driving past Lyre village, from the Clonakilty side, take the first right (at the crossroads) and then take the second right driving down a narrow road and then the next turning to the right.



## Important Notice/Disclaimer

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