

For Sale

Asking Price: €595,000



9 Carbery Court, Curraheen,
Rosscarbery, Co Cork, P85 W920



sherryfitz.ie



Impressive detached 4/5 bedroom family home in a mature small scale development enjoying an excellent location convenient to all that Rosscarbery has to offer.`

SPECIAL FEATURES:

- o Well-presented 2,000 sq. ft. / 186 sq. m. approx. house.
- o Mature estate of 10 detached homes built circa 2003.
- o Generous 0.25 acre approx. plot with tarmac driveway and garden laid out in lawn, ideal for summer living and family life.
- o Sunny south facing orientation looking out on green space.
- o Ideally located to take advantage of coastal location with The Warren Beach just 3km away and the vibrant cafés, pubs and restaurants that make up Rosscarbery town centre just a short stroll.



The he house is spacious with 2,000 sq. ft. / 186 sq. m. approximately of living space. The many features include double glazed windows, oil fire central heating with radiators, open fireplace and well-designed bright rooms.

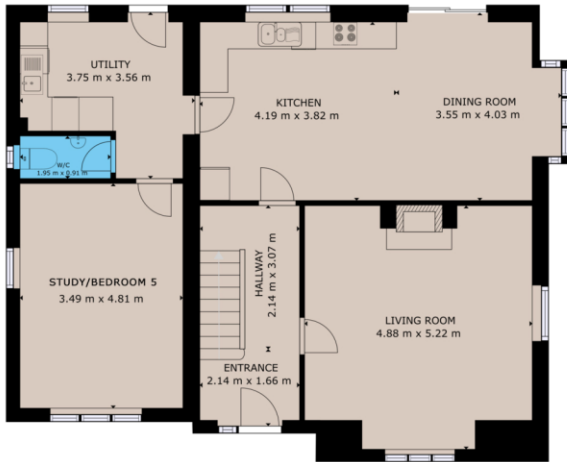
The accommodation comprises entrance hallway, sitting room, open plan kitchen/dining with sliding door to garden patio area, utility room, WC and a study/bedroom 5 on the ground floor. The first floor comprises 4 large bedrooms including two ensuite and a family bathroom.



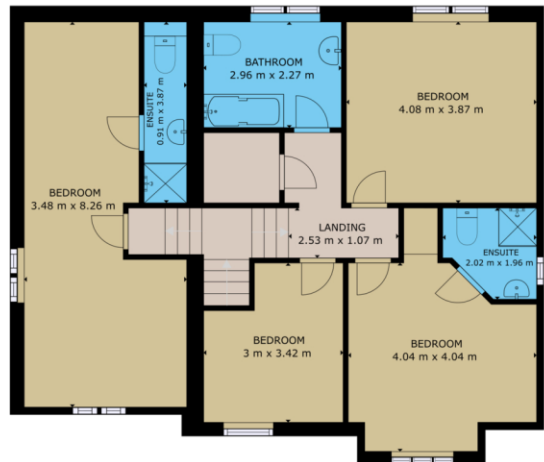
The grounds, measuring approx. 0.25 acre are landscaped and include a tarmac driveway and a large lawn. There is a timber storage shed to the rear and a patio area off the kitchen. The grounds, measuring approx. 0.25 acre are landscaped and include a tarmac driveway and large lawn. There is a timber storage shed to the rear and a patio area off the kitchen.

SERVICES:

- o Mains water
- o Oil fired central heating
- o Mains sewerage



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 185.84 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





Rosscarbery is an historical and picturesque town with unique setting adjacent to the lagoon and the nearby Warren Beach. The area is noted for its attractive architecture, vibrant square with popular restaurants and bars, excellent primary and secondary schools, sandy beaches and the renowned sailing waters in nearby Glandore.



NEGOTIATOR

Con O'Neill
Sherry FitzGerald O'Neill
Western Road, Clonakilty,
Co Cork
T: 023 8833995
E: info@sfoneill.ie

VIEWING

Strictly by prior appointment

BER

Rating: C3
BER No. 117078238
EPI: 215.15 kWh/m2/yr

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 004158