

For Sale

Asking Price: €695,000

Sherry
FitzGerald
O'Neill



Clogheen, Clonakilty
Co. Cork, P85 C203

BER D

sherryfitz.ie



Private detached residence with elevated sea views over Clogheen Strand towards Inchydoney Island, conveniently located only a 3km drive or 2km walk from Clonakilty town centre.

The property enjoys an exceptional elevated position overlooking the strand and surrounding countryside, with the south-facing aspect of the site ensuring natural light and sunshine throughout the day.

The property is located on the Rocky Road, a quiet boreen which provides an pleasant 2 km. walk to Clonakilty town. The ancient highway once formed the primary route from Clonakilty to Castlefreke/Rathbarry and is first documented in the 17th century.

Features include oil fired central heating, double glazed windows, spacious reception areas, balcony terrace and a self-contained ground floor apartment providing additional accommodation potential for family, guests or home office use. Solar

The main residence extends to approximately 168 sq.m. and the accommodation includes entrance hallway, spacious sitting room with large picture windows overlooking the estuary, kitchen/dining room with fitted units and access to the terrace, utility room, four bedrooms including master ensuite and family bathroom.

The lower ground floor incorporates a self-contained apartment comprising sitting room, kitchen area, bedroom and bathroom.



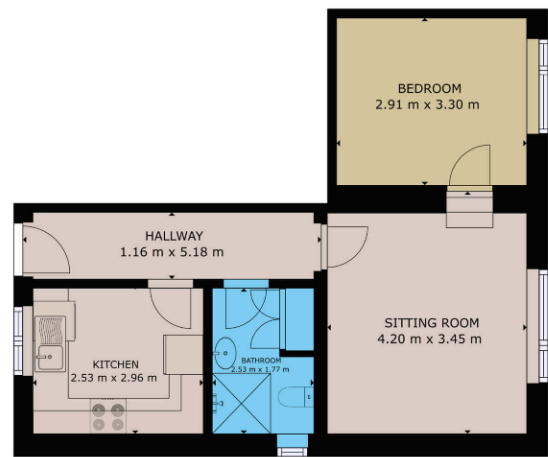


The property is approached by a driveway with mature hedging and planting providing a private sheltered setting. The elevated site enjoys views across Clogheen Strand and towards Inchydoney Island with surrounding gardens and terrace areas positioned to take full advantage of the coastal aspect.

The location is one of the property's most appealing features, positioned just a 5-minute drive approximately from Clonakilty town and within a safe 2km walk along the Rocky Road. Inchydoney Beach, local schools, sporting facilities and the many amenities of Clonakilty are all within easy reach making this an ideal permanent residence, holiday home or investment opportunity in one of West Cork's most sought-after coastal locations.



FIRST FLOOR



GROUND FLOOR (APARTMENT)

GROSS INTERNAL AREA

TOTAL : 168.32m²

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.



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VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: D
Cert No.103724829
EPI: 257.09 kWh/m²/yr

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myhome.ie
daft.ie
rightmove.co.uk

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