

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Neill



Apartment 7, Rossscarbery Bay Apartments,
Owenahincha, P85 WK83

BER B

sherryfitz.ie

Superbly located 2-bedroom first-floor apartment enjoying a sunny southerly aspect, within a small-scale private development immediately adjacent to the Blue Flag beach at Owenahincha, Rosscarbery.



Extending to approximately 80 sq.m. (862 sq.ft.), the apartment is bright and well-presented throughout. The open-plan kitchen/dining/living area is positioned to the front of the property, where a large window provides excellent natural light and opens onto a covered balcony/walkway, making the most of the property's sunny southern orientation and coastal setting.

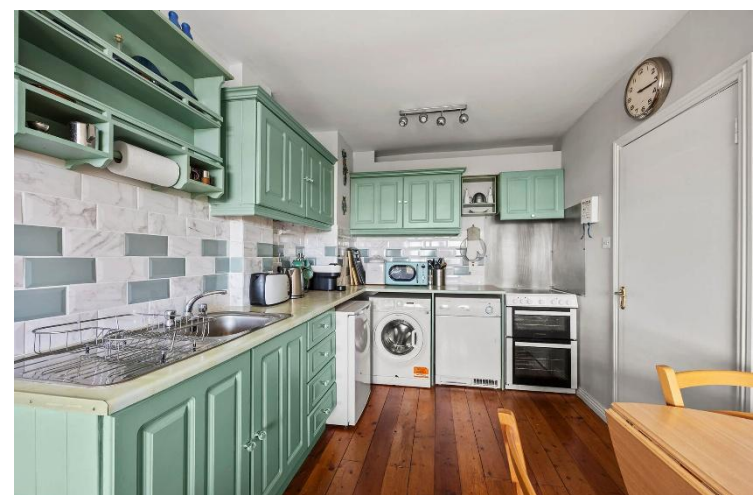
The accommodation is generously proportioned and includes an entrance hallway, open-plan kitchen/dining/living room and a spacious double bedroom and WC on the first floor. An internal stairway leads to the second double bedroom and shower room on the second floor. The property benefits from double-glazed windows, electric heating and a fitted kitchen.

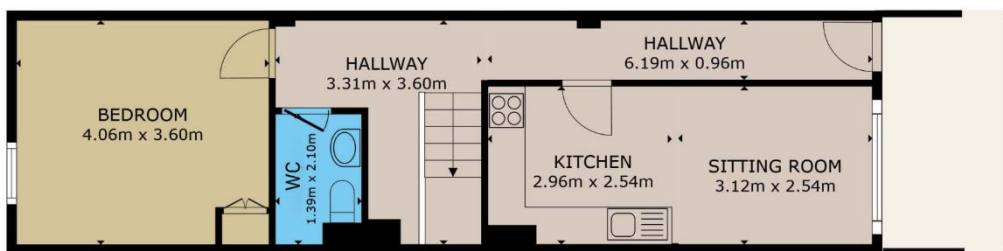
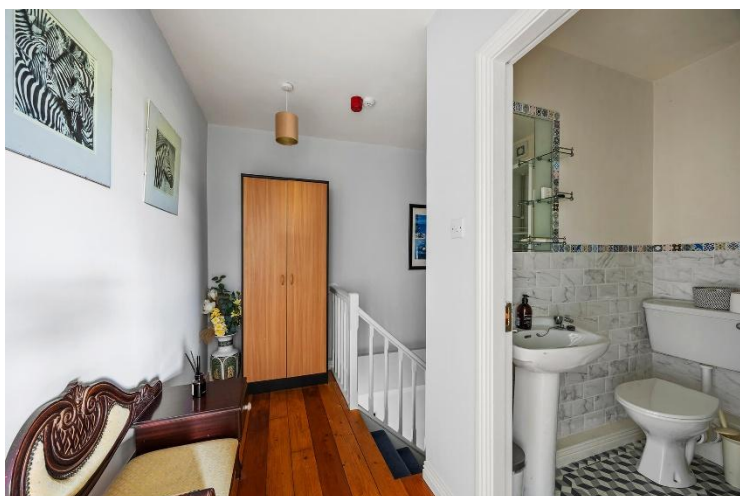


There is ample parking within the development.

The location is a particular feature, being immediately adjacent to Owenahincha Beach and within easy reach of a wonderful choice of beaches, woodland and coastal walks. Local attractions include Castlefreke and its scenic walks, The Warren Beach and Long Strand. The historic town of Rosscarbery is approximately 3 km away, while Clonakilty, with its excellent range of shops, restaurants and amenities, is approximately 11 km distant.

The property offers an excellent opportunity to acquire an easily managed coastal home in one of West Cork's most popular seaside locations, equally suited as a permanent residence or holiday retreat.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 80.16 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.



NEGOTIATOR

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: B
Cert No.: 119759082
EPI: 105.56 kWh/(m².y)

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daft.ie

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