

For Sale

Asking Price: €465,000

Sherry
FitzGerald
O'Neill



38 Newbridge Park, Skibbereen,
Co Cork. P81 VX25

BER A3

sherryfitz.ie



Impressive five-bedroom detached residence occupying a generous site in a highly convenient location within walking distance of Skibbreen town centre. Offering spacious and well-proportioned accommodation and boasting an impressive A3 BER rating, the house extends to approximately 195 sq. m. (2099 sq. ft.) and has the added benefit of a large site and direct access to the nearby Ilen river walk.

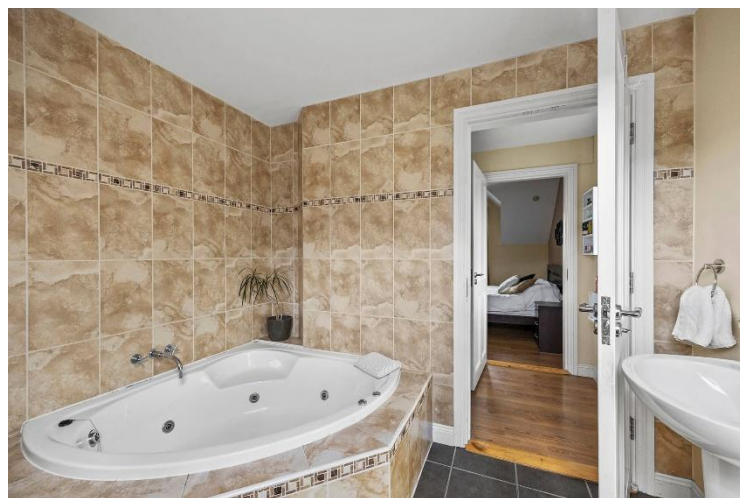
The accommodation is particularly versatile with two bedrooms located on the ground floor, making the property suitable for a wide range of buyers and offering excellent potential for those seeking future-proof accommodation.

On entering the property, a welcoming light filled entrance hall leads to a spacious sitting room. A large kitchen/dining room forms a hub for everyday family living and entertaining. The ground floor also includes two bedrooms, one of which benefits from an en-suite, a family bathroom, utility room and useful storage.

The first floor provides three further bedrooms, a master bathroom and additional storage. The generously proportioned principal bedroom features a walk-in wardrobe and en-suite shower room. The excellent bedroom accommodation provides ample space for a growing family, guest accommodation or home working requirements.

Externally, the property is set on a substantial site, providing considerable outdoor space and excellent potential for gardens, recreation and family enjoyment. There is ample private parking for numerous cars, adding to the property's practicality. A particularly attractive feature is the property's access to the river walk, allowing residents to enjoy the surrounding countryside and riverside setting from the property.





The location is a major attraction, with Skibbereen town centre within easy walking distance. The town offers an excellent range of shops, cafés, restaurants, schools, sporting facilities and everyday amenities, while the property's position also provides convenient access to the wider West Cork region and its many coastal and countryside attractions.

Properties offering this combination of five bedrooms, generous living accommodation, a substantial site, ample private parking and town-centre convenience are rarely available and this home presents an excellent opportunity to acquire a substantial detached family residence in a highly desirable location.

Services: Mains water, mains drainage, geothermal system for heating & hot water with remote control via app, underfloor heating downstairs / radiators upstairs, fibre broadband.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 195.17m²

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: A3
Cert No.: 117802256
EPI: 71.34 kWh/m²/yr

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sfoneill.ie
myhome.ie
daft.ie
rightmove.co.uk

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