

# For Sale

Asking Price: €495,000

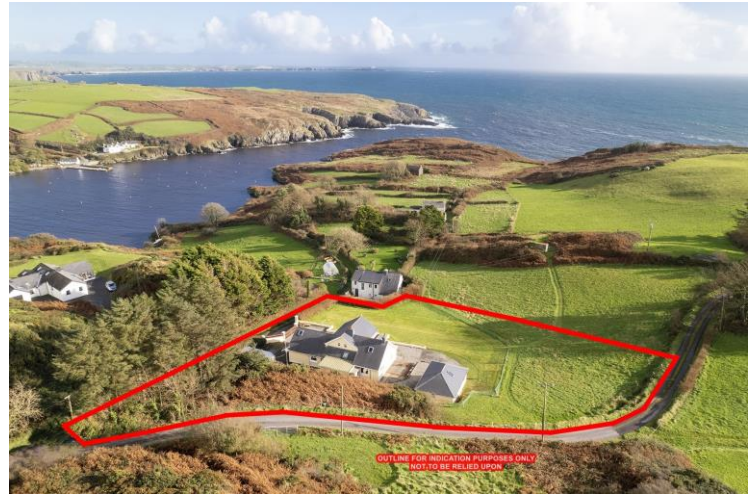


St Josephs, Ballinacloagh,  
Rosscarbery, Co Cork, P85 AK81

BER C1

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**COASTAL DETACHED 5 BEDROOM RESIDENCE ON 1 ACRE APPROX. OF GROUNDS, ENJOYING AN EXCEPTIONAL SETTING OVERLOOKING AND JUST 200 METERS APPROX. FROM THE TRANQUIL MILL COVE AND WITHIN A SHORT DRIVE OF ROSSCARBERY AND GLANDORE.**

The house is renovated and extended, benefitting from exceptional coastal views and laid out in a spacious comfortable home. The house has the benefit of a complete new oil-fired central heating system, in addition to the storage heating on the ground floor, double glazed windows, private septic tank and private well water.

The accommodation, comprising 2,185 sq. ft. / 203 sq. mtrs. approximately, includes entrance hall, living room, sitting room/dining room with floor to ceiling window and sliding door to capture the coastal views, kitchen, utility room, family bathroom and 3 bedrooms on the ground floor. The first floor includes landing area, 2 bedrooms, bathroom and additional store room.

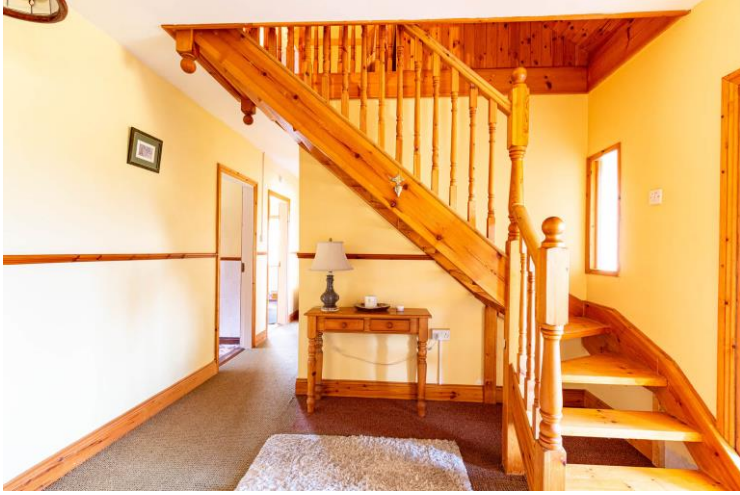
The house is orientated to the sea views to the southeast with the front gardens, laid out in lawns benefitting from sun all day long. The property also includes a large detached garage/workshop which offers further potential.

A public laneway leads to the beach and swimming waters at Mill Cove. The myriad of quiet boreens in the area provide fantastic walking opportunities.

The location is exceptional, being just 4 kilometres approx. from Rosscarbery which is noted for its attractive architecture, vibrant town square, excellent schools, sandy beaches and the renowned sailing waters in nearby Glandore.









**Ballinacloy, Rosscarbery P85 AK81**

TOTAL APPROX. FLOOR AREA 203 SQ.M  
 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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**VIEWING**  
 Strictly by prior appointment.

**BER**  
 Rating: C1  
 BER No.: 116933516  
 EPI: 162.17 kWh/m<sup>2</sup>/yr

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