

# For Sale

Asking Price: €695,000



Farran, Ardfield, Clonakilty,  
Co. Cork, P85 YN99

BER A2

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COASTAL, A RATED, 4 BEDROOM HOME, SET ON 0.65 ACRE APPROX. WITH EXCEPTIONAL SEA VIEWS OVER THE MAGNIFICENTLY SCENIC ARDFIELD AND GALLEY HEAD COASTLINE, 5 MILES WEST OF CLONAKILTY IN WEST CORK.

The recently constructed house comprises spacious accommodation of 185 sq.m. (1,991 sq.ft.) approximately laid out in well designed rooms that take advantage of the excellent views, including the picturesque Galley Head to the south-west and Sandscove to the east. The beam from the Old Head of Kinsale lighthouse is visible at night.

The many features of this A rated home include air-to-water heat pump and underfloor heating on the ground floor. The building envelope is completed with exceptional level of air tightness; there is Mechanical Heat Recovery Ventilation System. The windows are triple glazed throughout. The property is wired for security alarm and cameras, centralised multi room audio system, lighting and changeover generator.

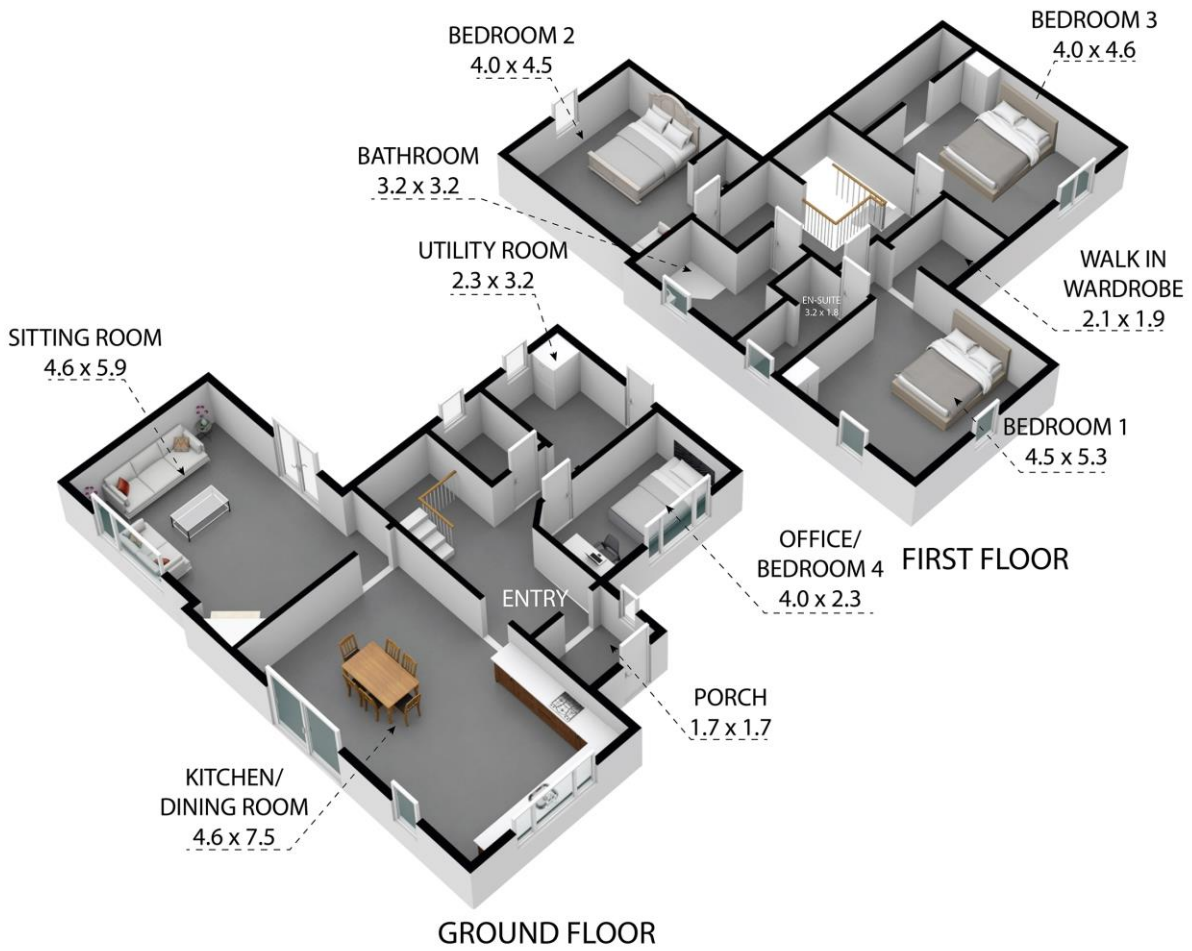
The accommodation includes entrance porch, hallway, open plan kitchen/dining room with sitting room off, office/bedroom 4, utility/plant room and guest WC on ground floor. The first floor includes 3 bedrooms with master ensuite and walk-in wardrobe, and a family bathroom.

The property is accessed via electric gates with stone entrance pillars leading to a gravel driveway. The grounds are landscaped and ripe for further planting. There is a partly constructed garage / workshop on the grounds.

Ardfield is a village noted for its community spirit and excellent facilities including National School, Church, Playground, Tennis Courts and thriving GAA and Tennis Club. The Red Strand Beach and Sands Cove are both within 1 mile from the property whilst Inchydoney, Owenahincha, Long Strand and Duneen Strand are just a short commute. There are local slipways for boating enthusiasts.

The local towns of Clonakilty and Rosscarbery are conveniently nearby to this superb residential location.





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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: A2  
BER No. 116690942  
EPI: 39.2 kWh/m<sup>2</sup>/yr

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