



For Sale – 11 Ceol Na Mara, Owenahincha, Rosscarbery P85 AX73

Main Points - Coastal 4 bedroom detached home - short stroll away from the renowned Blue Flag beaches of Rosscarbery & Owenahincha – accommodation c. 1700 ft² incl. entrance hall, sitting room, kitchen/dining room, guest toilet, laundry room & 4th bedroom or office – first floor incl. 3 double bedrooms, one ensuite & a bathroom -

Offers over € 240,000

BER C1

With sea view this coastal 4 bedroom detached home is immaculately presented throughout & is situated in this quiet, well-kept estate of only 11 houses. Located in an area of outstanding natural beauty this property is a short stroll away from the renowned Blue Flag beaches of Rosscarbery & Owenahincha. Extending to c. 1733 ft² the accommodation briefly includes, Entrance hall, sitting room, kitchen/dining room, guest toilet, laundry room & a 4th bedroom or office on the ground floor. The first floor accommodation includes 3 double bedrooms, one ensuite & a bathroom.

This well constructed house also comes with the benefit of off street car parking & a large rear enclosed garden.

Situated in an area of outstanding natural beauty, Owenahincha is fondly remembered by many as the place to go in the old days with its then bustling bars, hotels & dance halls. Much quieter now its best feature is its beautiful double beach that has the coveted national blue flag beach status. Owenahincha is located between the equally outstanding beaches of The Warren & Long Strand & is a popular place to watch seals, whales & dolphins. The historical town of Rosscarbery is 2 miles away, Clonakilty 7 miles & Cork City is less than 1 hours commute. There are stunning walks nearby including cliff walk & the forest walks of Castlefreke/Rathbarry. The 36 hole renowned pitch & putt links of The Warren is a walk away & there are plenty of children's activities nearby including the Lagoon activity centre & Rosscarbery golf & adventure centre.



Accommodation c. 161 m² / 1733 ft²

Entrance Hall

Bright entrance opening up into large inner hallway. Attractive tiled floor & very handy under stairs storage.

Sitting Room 4 m x 4 m

Comfortable sitting room with west facing window onto the green. Oak floor and cast iron fireplace with wooden surround & granite hearth.

Guest Toilet 2.3 m x 2.2 m

Spacious guest toilet & shower room with tiled floor, WC, wash hand basin & electric shower.

Kitchen/Dining Room 5.1 m x 4.7 m

Fantastic kitchen with east facing windows onto the patio and garden. There is plenty of light from the double aspect windows. There is a fully fitted kitchen with integrated oven, hob, extractor, dishwasher & fridge/freezer. The sliding glazed doors open out onto a patio.



Utility/Laundry Room 1.5 m x 1.1 m

Handy utility/laundry room which is plumbed for washing & drying.

Bedroom 4/2nd Reception Room 4 m x 3.14 m

Flexible room suitable as an office, 4th bedroom or 2nd reception room. There is an oak floor and view out to the green area.

Stairs to large first floor landing

From the landing there is access to a large airing closet and also access to the attic via pull down stairs.

Bedroom One 5.4 m x 4.7 m

Superb main bedroom ensuite with lovely sea views. This spacious double bedroom has a timber floor and ensuite.

Ensuite 1.8 m x 2.2 m

Fully tiled with WC, wash hand basin & electric shower.

Bathroom 3.9 m x 2 m

Beautifully tiled large bathroom with WC, wash hand basin & bath.

Bedroom Two 4 m x 4 m

Large double bedroom with views out onto the main green area. Timber floor.

Bedroom Three 5.3 m x 3.25 m

Large double bedroom with views out onto the main green area. Timber floor.

Services

All mains services are connected. Heating is oil fired & there are thermostatic radiator valves fitted on the radiators. There is also an open fire in the sitting room. Windows & doors are uPVC double glazed throughout.

Outside

There is private off street car parking in front of the house. There is a patio accessed off the kitchen sliding glazed doors. There is an enclosed rear garden which gets the sun in the morning and during the day. To the front of the property there is a large open green space which is ideal for kids.



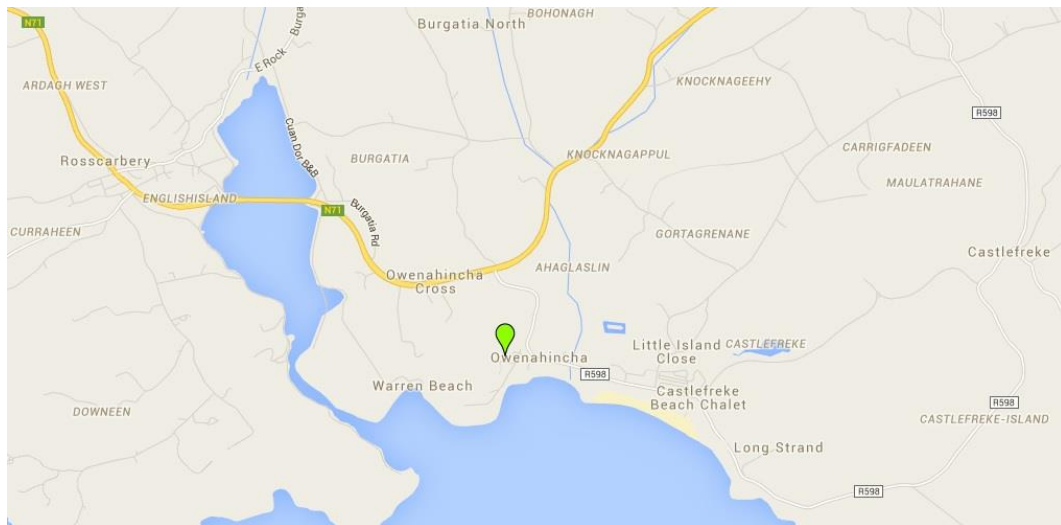
Directions

Type Eircode P85 AX73 into smart phone for exact driving directions.

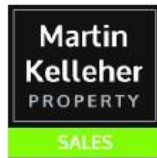
To Owenahincha from Clonakilty: Drive west through Clonakilty on the main N71 Skibbereen road. 6 miles after Clonakilty there is a turn off left signposted from Owenahincha. Drive down here and take the first right (0.5 miles). Ceol Na Mara is the 2nd estate on the right hand side.

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Location Map



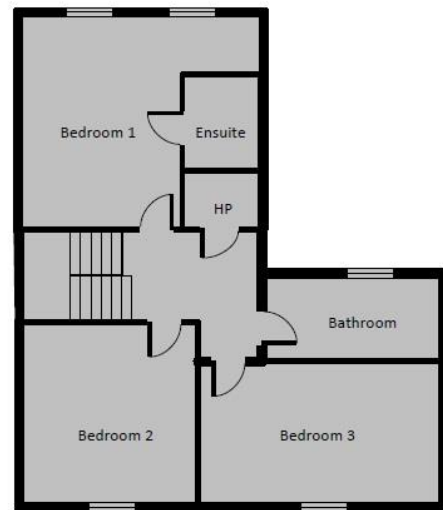
Groundfloor



Martin Kelleher Property Services
For identification only - Not to scale



First Floor



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