

# For Sale

Asking Price: €385,000



Clogagh, Timoleague,  
Co Cork, P72 XY74

BER D1

[sherryfitz.ie](http://sherryfitz.ie)





Modern, detached 3 bedroom bungalow with garage on an elevated sunny site with wonderful countryside views conveniently located 4kms approx. to Timoleague.

The property was recently renovated including a new kitchen, upgrades to wiring and plumbing, a stove in the open plan living area, the cavity walls being pumped for insulation and an upgrade to the attic insulation.

The many features include oil fired central heating, PVC double glazed windows, multi fuel stove and broadband is available.

The accommodation extends to 120 sq. m / 1,292 sq. ft. approximately and comprises entrance hallway, open plan living/kitchen/dining room with double doors to outside patio area, living room with back store room off, 3 bedrooms and family bathroom. The attached garage, 26.5 sq. m / 285 sq. ft. approx., is easily convertible to additional accommodation.

The grounds of 0.35 acre approximately are laid out in lawns and mature shrubs bordering the tarmac driveway and gated entrance.

The property enjoys an excellent location with both Clogagh and Timoleague National Schools close by, whilst the coast at Timoleague is just 4km approx. distant and Cork Airport is a 40km approx. commute.

**Services:** well water, oil fired central heating and septic tank.





GROSS INTERNAL AREA

TOTAL : 146.82m<sup>2</sup>

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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**VIEWING**

Strictly by prior appointment only.

**BER**

Rating: D1  
BER No.: 100362144  
EPI: 254.98 kWh/m<sup>2</sup>/yr

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