For Sale

Asking Price: €395,000



Glencreagh, Bantry,
Co. Cork, P75 TW60.

BER B3

sherryfitz.ie





A spacious detached four-bedroom residence, set on 0.7 acre approximately, enjoying a wonderful position with far-reaching countryside views and located just six miles from Bantry town.

This attractive property offers generous and well-proportioned accommodation extending to 188 sq. m. (2,024 sq. ft.) approximately, making it an ideal family home or West Cork retreat. Set on a substantial site, the property enjoys a lovely sense of space and privacy with a gravelled driveway providing extensive parking and excellent access around the house.

The ground floor accommodation comprises an entrance hall, living room/dining room, kitchen, utility room and bathroom together with a fourth bedroom which is currently presented as a sitting room. The living room is a particularly welcoming space and benefits from a solid fuel stove, while the property is heated by oil-fired central heating.

The first floor provides three further bedrooms and a family bathroom, with one of the bedrooms enjoying access to a private balcony providing extra space from which to relax and take in the surrounding countryside.

There are also two additional rooms at second-floor level, offering excellent flexibility and useful space for a home office, hobby room, study or storage depending on the purchaser's requirements.

The property has the added benefit of a B-rated BER along with solar panels for heating the domestic hot water providing an energy-efficient addition to the home's existing heating system.

Externally, the property sits on approximately 0.7 of an acre with extensive gravelled areas surrounding the house and generous grounds offering plenty of scope for landscaping, gardening or simply enjoying the peaceful rural setting.



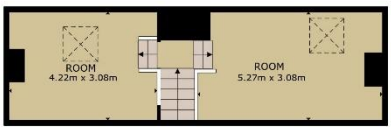


The location is particularly appealing, being just six miles from Bantry town, where a wide range of shops, restaurants, schools, medical facilities and other amenities are available. The property is ideally positioned to enjoy all that the spectacular West Cork region has to offer including its beautiful coastline, beaches, mountains and picturesque villages.

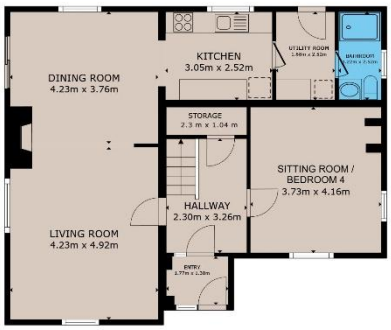
Offering generous accommodation, a substantial site, excellent views and a highly desirable West Cork location, this property represents an excellent opportunity to acquire a spacious detached home within easy reach of Bantry.







SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 188.34m²

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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VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: B3
Cert No.: 117491597
EPI: 132.24 kWh/m²/yr

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