

# For Sale

Asking Price: €245,000

Sherry  
FitzGerald  
O'Neill



Shrone, Glengarriff,  
Co. Cork, P75 E103.

BER C3

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





Attractive detached 2 bedroom residence and grounds, enjoying an elevated position with exceptional setting and adjacent to the popular West Cork village of Glengarriff, the nearby waterfront and the renowned Nature Reserve.

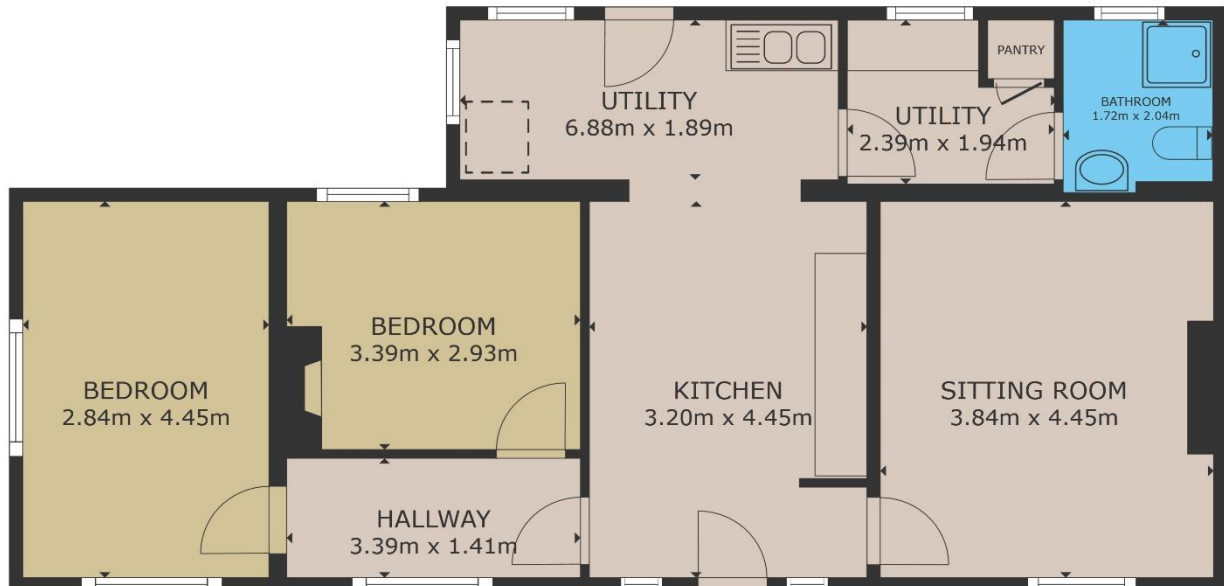
The accommodation extends to 80 sq. m. / 861 sq. ft. approximately. The many features of the property include oil fired central heating, open fireplace, pvc double glazed windows and bright rooms throughout.

The accommodation includes kitchen with a large utility space just off, sitting room, 2 spacious double bedrooms and a bathroom.

The grounds are laid out in lawn areas to the front and back, bordered by shrubs and trees. There is also ample parking to the front of the property.

This property affords one the opportunity to live on the doorstep of Glengarriff Nature Reserve and is a short walk to all that Glengarriff has to offer. The market town of Bantry is just a 15 minutes' drive from the property and one-hour commute to Cork City and Airport.





GROSS INTERNAL AREA

TOTAL : 79.83 m<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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**VIEWINGS**

Strictly By Appointment Only

**ENERGY RATING**

BER: C3  
Cert No.: 103226155  
EPI: 218.23 kWh/m<sup>2</sup>/yr

[sherryfitz.ie](http://sherryfitz.ie)  
[sfoneill.ie](http://sfoneill.ie)  
[myhome.ie](http://myhome.ie)  
[daft.ie](http://daft.ie)

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