

# For Sale

Asking Price: €240,000

Sherry  
FitzGerald  
O'Neill



Shamrock Cottage, Clounties,  
Leap, Co Cork. P81 PP27



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



Delightful, traditional, two storey property, full of character, set on 0.25 acres approx. of mature landscaped gardens and located convenient to the West Cork village of Leap.

The property comprises 91.78 sq. m. / 988 sq. ft. approximately of living space. The stone built and slated dwelling house is renovated, extended and well maintained.

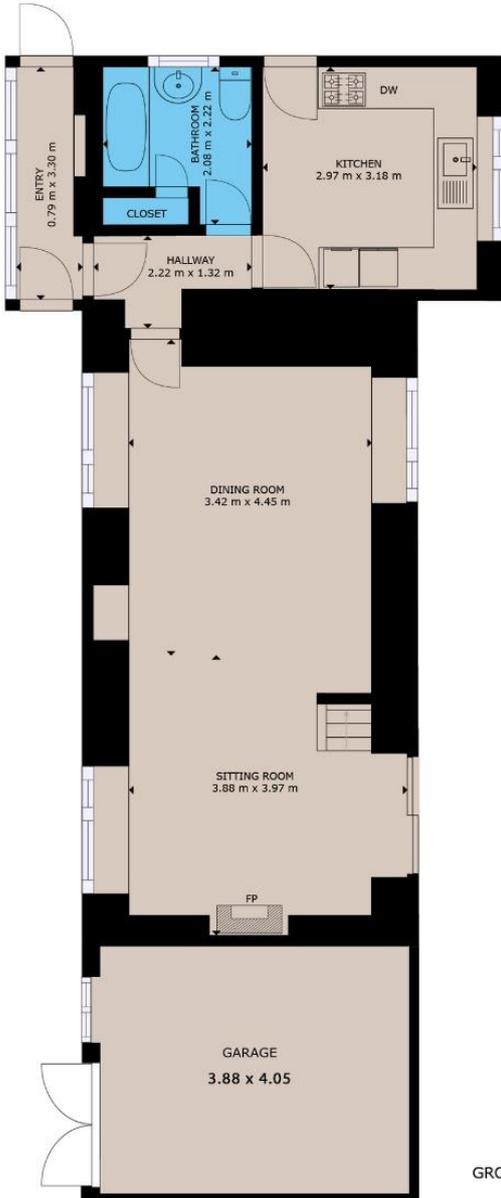
The many features of this property include stove in living room, modern kitchen units, oil fired central heating, double glazed windows, tile / timber floors throughout the house. The property also benefits from an attached garage, which could be converted, subject to planning.

Accommodation includes, kitchen, living/dining, 3 bedrooms and a family bathroom. Double patio doors from the living room lead to a patio and generous decking area, overlooking the mature gardens.

The property is adjoining a quiet West Cork road which affords fantastic walking opportunities on your doorstep. The West Cork towns of Skibbereen and Clonakilty are easily accessible whilst the sailing and water sports at Glandore and Union Hall are all within a short distance.

Services: Septic Tank, deep bore well, OFCH and solid fuel.





GROSS INTERNAL AREA

TOTAL : 91.78 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**  
Niamh Moloney  
Sherry FitzGerald O'Neill  
37 North Street, Skibbereen,  
Co Cork  
T: 028 21404  
E: [info@sfoneill.ie](mailto:info@sfoneill.ie)

**VIEWINGS**  
Strictly By Appointment Only

**ENERGY RATING**  
BER: G  
Cert No.: 117403691  
EPI: 499.21 kWh/m<sup>2</sup>/yr

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