

For Sale

Asking Price: €485,000



28 Clearwater, Courtmacsherry,
Co Cork, P72 DC93

BER A2

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Coastal, detached 4 bedroom, A2 BER Rated, residence situated in an exclusive residential development within easy walking distance of Courtmacsherry village, harbour front, beaches and scenic walkways.

SPECIAL FEATURES:

- o Immaculately presented and stylish 1,937 sq. ft. / 178 sq. m. approx. house.
- o Impressive A2 energy rating qualifying the property for a Green Mortgage.
- o Solar PV panels
- o Large enclosed landscaped garden, ideal for summer living and family life.
- o Situated on the picturesque walking trails of the Seven Heads Peninsula taking in the nearby scenic coastal path which loops back to the village.
- o It enjoys an enviable setting within a short safe stroll of the village and Broad Strand beach.

The house contains 1,937 sq. ft. / 179.92 sq. m. approximately of living space. The many features of the property include water views from upstairs bedroom, solar PV panels, air-to-water heat pump, multi fuel stove fireplace in living room and PVC double glazed windows.

The rooms are bright and well proportioned and comprise entrance hallway, open plan kitchen / dining area, with sun room off, sitting room, study / bedroom 4, utility, and guest WC on the ground floor. The first floor includes three double bedrooms, with the master ensuite enjoying sea views of Courtmacsherry Bay, and a family bathroom.

The grounds are bounded to the front with stone wall entrance to a pebble driveway. To the rear is an enclosed sunny south west facing mature garden area laid out in lawn with paved patio area off the sun room.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 179.92m²

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.





LOCATION: Courtmacsherry is a sheltered Harbour village with some of West Cork's finest scenery and is located between the popular tourist towns of Kinsale and Clonakilty. The village is noted for its sea activities from the local pier, pubs and restaurants. It is convenient to Cork City, Airport, Ferry and the many attractive towns and villages of West Cork.

SERVICES: Mains water, mains sewerage, air-to-water heat pump and broadband available.



NEGOTIATOR

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VIEWING

Strictly by prior appointment

BER

Rating: A2
BER No.: 112559471
EPI: 38.38kWh/m2/yr

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sfoneill.ie
myhome.ie
daft.ie

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