



Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**



For Sale – Farran, South Ring, Clonakilty Co. Cork P85 NX43

Main Points

- Wonderful setting just off the Wild Atlantic Way - Easy walk of a quiet sandy beach, 1.5 miles from Ring, 4.5 miles from Clonakilty town & 50 minutes' drive from Cork city Family friendly, flexible layout - Modern 5 bedroom extends to c. 2340 SqFt - Double garage c. 25ft x 25ft - Level gardens c. 0.85 acres - Sea views - Excellent light due to its elevated setting -

Guide Price € 425,000

PSR No: 001102

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With a wonderful setting just off the Wild Atlantic Way this coastal property is located within an easy walk of a quiet sandy beach, 1.5 miles from beautiful Ring village, 4.5 miles from the award winning Clonakilty town and 50 minutes' drive from Cork city and International Airport. With a family friendly, flexible layout this modern 5 bedroom dwelling extends to c. 2340 SqFt comes with the benefit of a large double garage c. 25ft x 25ft. The highlight of this property is the level gardens which are a children's dream and extend to c. 0.85 acres. There are sea views from the property and the house benefits from excellent light due to its elevated setting. Features include pressurised water system, solar panels, gallery style landing, vaulted ceilings.



Accommodation c. 196 m² / 2111 ft²

Living Room 7 m x 3.9 m

Fantastic room with high vaulted ceiling, recessed spotlighting & feature fire place. Views of the sea from the large glazed windows.

Lounge 4.8 m x 3.9 m

With large window and timber floor.

Back Hall

Door from car parking straight in to this hall.

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Kitchen/Dining Room 5.5 m x 3.3 m

Private & practical kitchen/dining room with tiled floor & recessed ceiling spotlighting. Fitted kitchen with integrated double oven, dishwasher, hob & extractor.



Utility Room 1.6 m x 2 m

Tiled floor, plumbed for washing/drying.

Family Bathroom 2.2 m x 2 m

Tiled floor & walls, wash hand basin, bath, WC & shower.

Bedroom One 5 m x 6.7 m

Master bedroom ensuite with triple aspects & tiled floor.

Ensuite 2.25 m x 2.3 m

Wash hand basin, WC & shower.

Solid timber stairs to large first floor gallery landing with recessed lighting & store room.

Bedroom Two 2.5 m x 3.6 m

Double bedroom with timber floor & beautiful sea views.

Bedroom Three 5.3 m x 2.9 m

Double bedroom with timber floor and views over the front garden.

Bathroom 1.8 m x 2.5 m

Wash hand basin, shower, WC.

Bedroom Four 3.7 m x 3.4 m

Double bedroom with timber floor & large window onto the front.

Bedroom Five 5.6 m x 3.7 m

Extra large double bedroom. Roof light with beautiful sea views.

Double Garage 25' x 28'

Large, steel built, double garage.



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Attached lean to over the house 15' x 7'

Ideal for timber shed.

Services

Oil fired central heating with thermostatic radiator valves fitted. Solar panels heat the large hot water tank. All windows are uPVC double glazed.

Outside

The property is approached via stone pillars and a low stone wall into a tarmac drive that leads down to and around the dwelling. The gardens are well laid out in a low maintenance style and are flanked by a maturing hedge giving great privacy. There is a lean to shed 15ft x 7ft attached onto the house which is an ideal fuel store. There is a detached double garage also c. 25ft x 25ft.



Directions

Copy and paste into googlemaps. P85 NX43. From Clonakilty head towards Ring village on the coast road. Stay on the coast road going through Ring and proceed to South Ring. Pass the road that leads to Nuns Cove (Sheeps Cove) and take the next turn on the right. The property is c. 250 metres down this road on the road.

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Location Map



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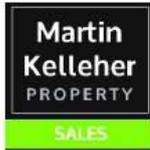
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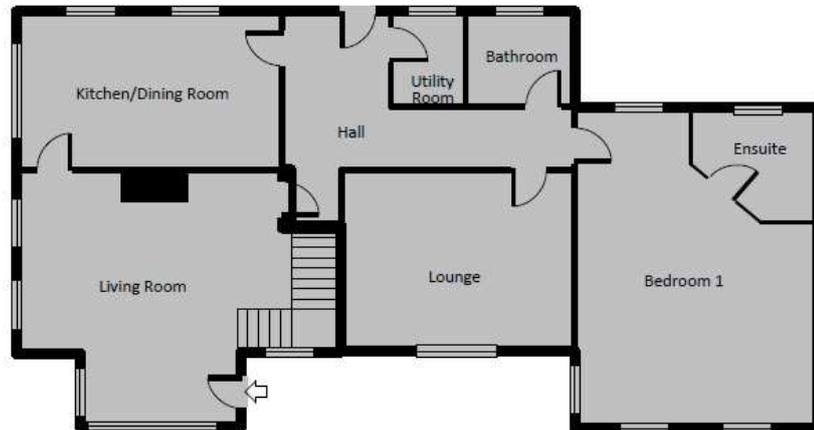
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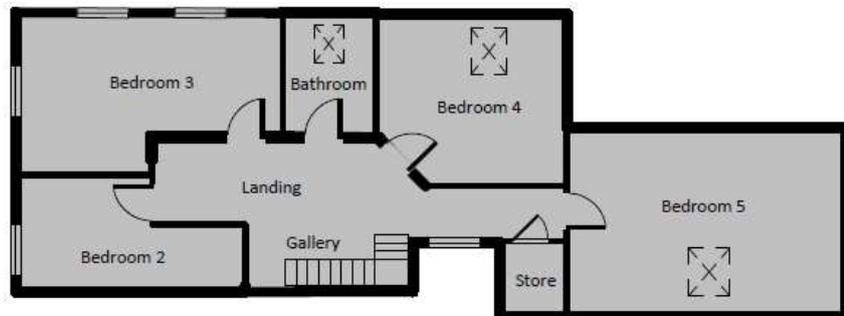
Ground Floor



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First Floor



Important Notice

We have prepared these property particulars as a general guide to the broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

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