

For Sale

Asking Price: €400,000

Sherry
FitzGerald
O'Neill



Ardea, Ballinacarriga,
Dunmanway,
Co Cork, P47 WF24

BER B3

sherryfitz.ie



Delightful 4 bedroom residence that is full of charm on 1.15 acres approx. of mature landscaped gardens, located adjacent to Ballinacarriga village and benefiting from beautiful views overlooking the Bandon River valley. Ballinacarriga is convenient to Dunmanway, Clonakilty and Bandon towns.

The many features of this fine home include oil fired central heating, underfloor heating on ground floor, PVC double glazed windows, multi fuel stove in the living area and open fire place in the sitting room.

The ground floor accommodation comprises of entrance porch, hallway, sitting room, open plan kitchen/dining/living, utility, WC and double bedroom ensuite. Upstairs there are a further 3 bedrooms including master ensuite and family bathroom.

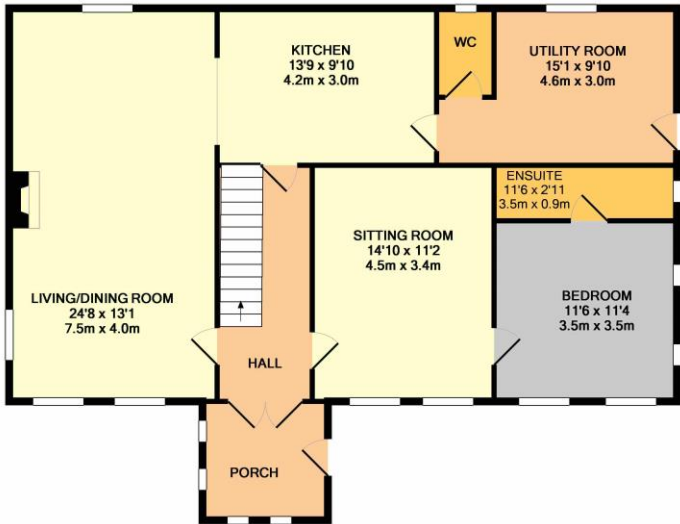
The south facing back garden takes advantage of the wonderful views. The private grounds are laid out in lawns, mature shrubbery, garden shed and with gravel driveway.

The area is synonymous with the 16th century Ballinacarriga Caste and lake. The local National School is located 1.8km approx. from the property while Randal Óg GAA playing pitches are also close by.

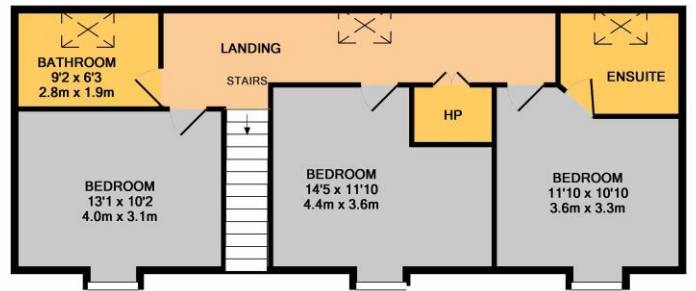
Services:

- o Oil fired central heating
- o Private water supply via well
- o Septic Tank





GROUND FLOOR
APPROX. FLOOR
AREA 1092 SQ.FT.
(101.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1787 SQ.FT. (166.0 SQ.M.)
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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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VIEWING
Strictly by prior appointment only.

BER
Energy Rating: B3
BER No: 104189196
EPI: 137.4 kWh/m2/yr

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