For Sale

Asking Price: €550,000



25 Nowenview West, Dunmanway,
Co. Cork, P47 H981

BER A0

sherryfitz.ie

Impressive newly built 4-bedroom detached family home with exceptional A0 Building Energy Rating and presented in turn-key condition. The property is situated in a quiet cul-de-sac within an established residential development in the popular West Cork town of Dunmanway. The property combines contemporary design, quality craftsmanship and outstanding energy efficiency.





Features include:

- Approximately 1,518 sq. ft. (141 sq. m.) of well-proportioned accommodation.
- Impressive A0 Building Energy Rating.
- Air-to-water heat pump.
- Underfloor heating on the ground floor, with radiators upstairs.
- Mechanical ventilation system.
- High-quality finishes throughout.
- Contemporary fitted kitchen
- Private tarmacadam driveway.
- Full 10-year HomeBond structural guarantee.
- Mains water, sewerage and fibre broadband.
- Built by Donal O'Rourke Construction Ltd.





Accommodation

The accommodation is bright, spacious and thoughtfully designed for modern family living.

The ground floor comprises an entrance hall, contemporary kitchen/dining room with adjoining living room, study/playroom, utility room and guest WC.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with ensuite, together with a family bathroom.





Grounds

The property enjoys a pleasant south-facing aspect overlooking a large, beautifully maintained communal green area, providing an attractive open outlook and a sense of space.

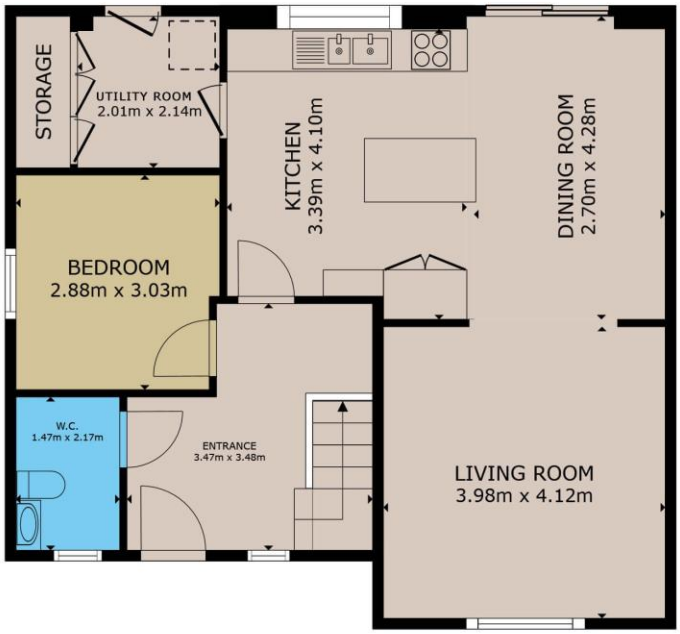
To the rear, a generous garden offers excellent outdoor space for family living and recreation. A private tarmacadam driveway provides off-street parking, while planning permission for a 30 sq. m. garage offers further potential.

Location

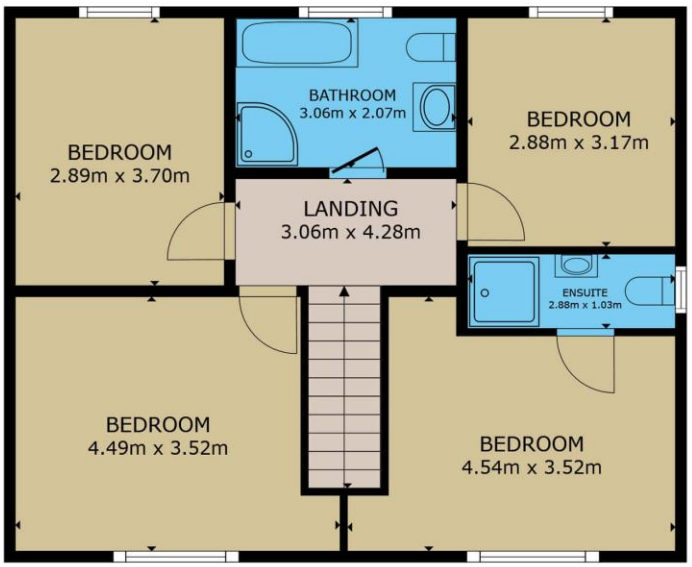
Situated in a peaceful, established residential development, the property is conveniently located within easy reach of Dunmanway town centre and its excellent range of shops, schools, recreational facilities and everyday services. Local amenities include the nearby public swimming pool, pitch and putt club and a variety of sporting and leisure facilities.







GROUND FLOOR



FIRST FLOOR

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
2 Western Road, Clonakilty,
Co Cork
T: 028 21404
E: info@sfoneill.ie

VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: A0
Cert No.: 119998169
EPI: 41.43 kWh/(m2.yr)

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myhome.ie
daft.ie
rightmove.co.uk

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