

For Sale

Asking Price: €695,000

Sherry
FitzGerald
O'Neill



Ballinglanna, Clonakilty,
Co. Cork, P85 XW64

BER B

sherryfitz.ie

Built c.2007, this substantial detached residence occupies an enviable elevated coastal setting overlooking Ballinglanna Beach and Clonakilty Bay. Enjoying beautiful sea views and situated less than 200 metres from the beach, the property combines an exceptional coastal setting with the convenience of being just 7.5 km from Clonakilty.



THE PROPERTY

Occupying a generous 0.31 hectare (0.77 acre) approx. site, this impressive home extends to approximately 246 sq.m. (2,648 sq.ft.) and provides exceptionally versatile accommodation ideally suited to modern family living. Spacious reception rooms are complemented by generous bedroom accommodation, creating a home equally suited to family life or those seeking additional space for home working or guests.

The accommodation is bright and well-proportioned throughout. A welcoming entrance hall with feature staircase leads to a spacious sitting room overlooking the sea, while the kitchen opens into a sunroom where panoramic coastal views provide an ever-changing backdrop throughout the day. The large kitchen/dining room forms the heart of the home and is complemented by a utility room and guest shower room. Off the rear hallway is a further bedroom, ideal for guests or as a home office.

The remainder of the ground floor comprises three further double bedrooms, one of which is currently in use as a home office and another benefiting from an ensuite shower room, together with a family bathroom.

At first floor level there is a spacious double bedroom with walk-in wardrobe, a large storeroom, a family bathroom and a further room with a partially completed ensuite, offering potential for a variety of uses.

GROUNDS

The elevated setting enjoys wonderful sea views together with an attractive rural backdrop. The gardens are laid mainly in lawn with ample parking to the front and side of the house, while a detached garage/workshop provides excellent storage or workspace. The patio area to the front also includes a pizza oven making it ideal for entertaining and outdoor living.

LOCATION

The location offers a wonderful balance of peaceful coastal living and convenience, being just a short drive from Clonakilty with its excellent schools, supermarkets, independent shops, cafés, restaurants and everyday amenities. Ballinglanna is a small coastal community situated at the head of a sheltered inlet with a sandy beach, slipway and excellent opportunities for sea swimming. A public right of way follows the dramatic cliff tops, linking Ballinglanna with Simon's Cove and the aptly named Bathing Cove. The surrounding network of quiet country lanes provides superb opportunities for walking, cycling and enjoying the spectacular West Cork coastline.

SPECIAL FEATURES

- Superb, detached residence, built c.2007 on an elevated site overlooking Clonakilty Bay.
- Approximately 246 sq.m. (2,648 sq.ft.) of accommodation.
- Generous 0.31 hectare (0.77 acre) approx. site.
- Enjoys a sunny southerly aspect towards the sea.
- Excellent B BER, qualifying the property for many green mortgage products.
- Less than 200 meters to the beach at Ballinglanna.



DISTANCES

- 5 km – Lislevane (Eurospar)
- 7.5 km – Clonakilty
- 8 km – Timoleague
- 11 km – Courtmacsherry
- 33 km – Old Head Golf Links
- 49.5 km – Cork Airport
- 189 km – Shannon Airport

SERVICES

- Oil fired central heating.
- Mains water.
- Private Septic Tank.
- Fibre Broadband available





GROSS INTERNAL AREA

TOTAL : 245.99m²

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.



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VIEWINGS
 Strictly By Appointment Only

ENERGY RATING
 BER: B
 Cert No.: 119529154
 EPI: 119.6 kWh/m²/yr

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 sfoneill.ie
 myhome.ie
 daft.ie

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