



MOONROCK, COAST ROAD, FOUNTAINSTOWN, CO CORK, P43 W400

MAGNIFICENT COASTAL PROPERTY WITH WATER FRONTAGE





MOONROCK

For Sale by Private Treaty
CKK210370

- Coastal four-bedroom property
- Approx. 390 sq m / 4,200 sq ft
- About .80 acres / 0.32 ha
- Unobstructed Atlantic Ocean views
- Excellent standard of finish
- Within approx. 5 minutes' walk of two beaches, bars & shops
- Underfloor heating

- Smart lighting system
- OFCH / Mains services

Savills are delighted to present Moonrock, Coast Road, Fountainstown, Co Cork. An exceptionally well designed and constructed two storey property set on a sensational coastal site that can provide direct access to the shoreline. Moonrock is nestled into its site to blend seamlessly into the sites background whilst being set at a point within the site that takes advantage of the amazing views whilst remaining private.

Built c. 2008, Moonrock has been designed to maximise the sites views and natural light with its living accommodation set out at entry level and the bedrooms placed at garden level. All accommodation is private and takes full advantage of the sensational sea views that look towards both Ringabella and Roches Point. The large floor to ceiling height glazing on the south elevation set the tone and frame each dramatic view from the upper floors three key reception rooms. Moonrock has used high quality materials in its finish such as, Donegal quartz, limestone cills, cedar wood cladding, Oak framed windows with an aluminium external clad and an

attractive natural slate roof.

Upon arrival, you are greeted with a gradually descending driveway which leads to a spacious car port. From here you can access the front door and entrance hallway, the living accommodation provides two large reception rooms and a majestic kitchen/dining/living room that benefits from both an easterly and southerly orientation. Here, you will also find a storeroom and guest lavatory.

Making your way downstairs brings you to four bedrooms, all of which are en-suite, the main bathroom, utility room and large games room.

Popping into the gardens brings you to an oasis of calm where you can enjoy great privacy and begin to take in the joy and pleasure this site brings with it. The gardens have been landscaped to make the outside space both enjoyable and easy to maintain.

Don't leave this opportunity pass you by.

Distance by car:

- Cork International Airport approx. 25 mins
- Cork City Centre – approx. 30 mins
- Kinsale Town approx. 40 mins

Contact us today about this fantastic home.

ACCOMMODATION

Upper floor (Entry level)

Hallway

Private entrance accessed via a double door entrance. Tiled floor.

Lounge

A sensational room with floor to ceiling height glazing offering spectacular ocean views. Solid fuel stove. Solid Oak wood floor and recessed lighting.

Family Room

A fantastic room with a dual frontage and stunning coastal views.

Kitchen/Dining room

Spacious open plan room with captivating sea views. This room benefits from a dual aspect of east and south with floor to ceiling height glazing on the southerly elevation. In the snug you will find a wood burner. The kitchen area is a hardwood in frame kitchen with granite worktops, a large granite worktop island unit, twin dishwasher, and recessed lighting. Wine rack and integrated appliances.

Store room

Accessed just off the kitchen area.

Guest Lavatory

WC. Whb. Tiled throughout

Ground floor

Master bedroom

Spacious double room with superb coastline views Walk in wardrobe. Double door access into the gardens.

En Suite

WC. Whb. Shower unit. Tiled throughout

Bedroom 2

Double room with superb Atlantic Ocean views. Dual aspect.

En Suite

WC. Whb. Shower unit. Tiled throughout

Bedroom 3

Double room with south facing ocean views.

En Suite

WC. Whb. Shower unit. Tiled throughout

Bedroom 4

Double room located towards the rear of the property. Easterly water views.

En Suite

WC. Whb. Shower unit. Tiled throughout

Bathroom

WC. His and Hers Whb's. Shower unit. Bath. Tiled floor throughout. Recessed lighting. Ocean views.

Utility Room

Large room which provides easy access to services. Side access point.

Games room

Accessed via double doors, this is a large games room that could also be used as a home cinema room.

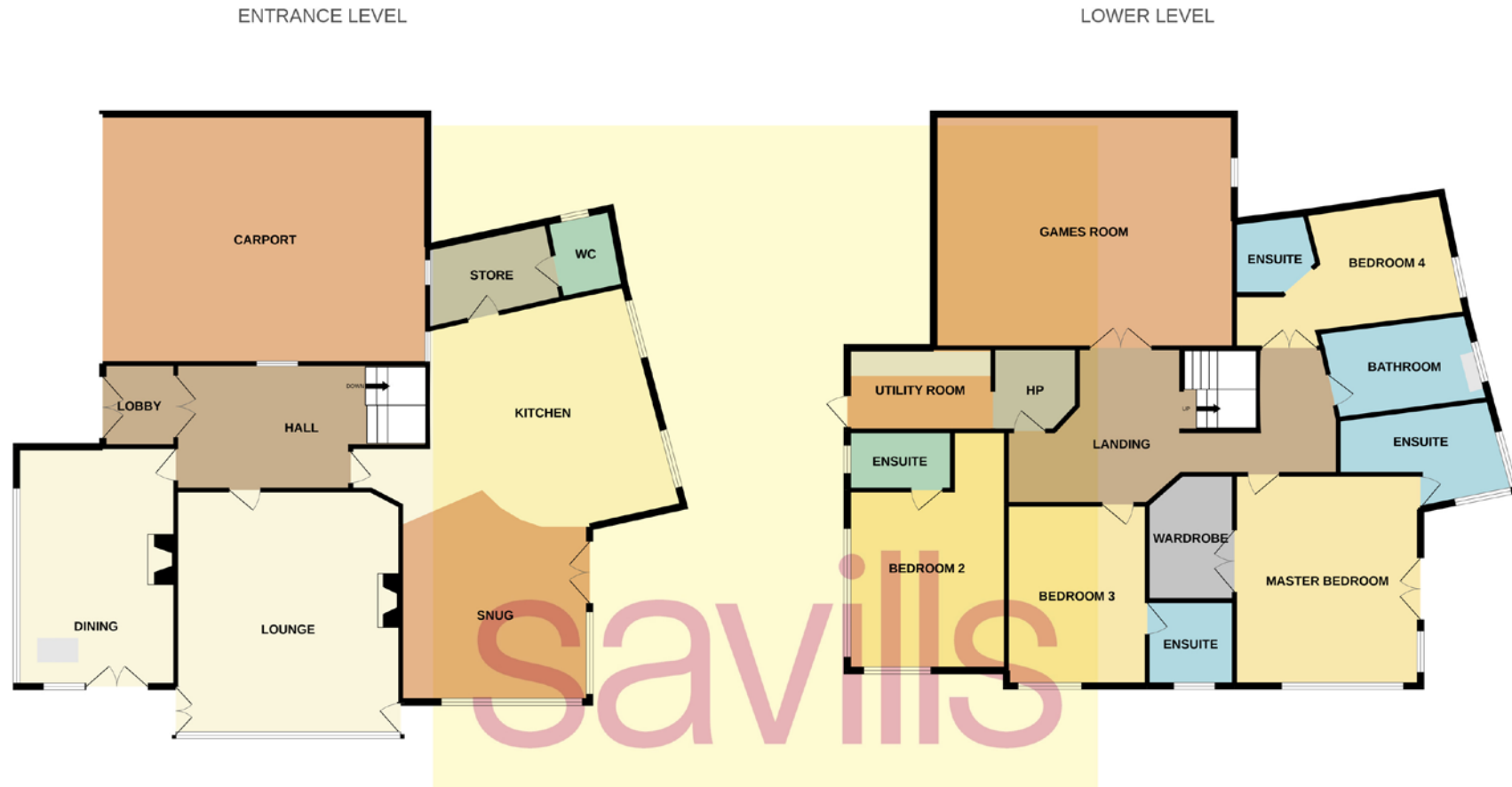
DIRECTIONS

P43W400

VIEWING

By appointment with Savills Cork
(021) 427 1371 or email:cork@savills.ie

FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Savills Cork
11 South Mall,
Cork
cork@savills.ie
+353 (0)21 427 1371
PSRA No: 002223

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