

For Sale

Asking Price: €445,000



Kilcrohane, Bantry,
Co. Cork, P75 ER84

BER A2

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Coastal village luxury 3-bedroom, A2 BER rated, newly built detached home offering contemporary living, located in a convenient setting within Kilcrohane village and having views over Dunmanus Bay.

The modern architect designed home is built to the highest standard of construction measuring 166 sq m (1,789 sq ft) approx.

The accommodation includes entrance hall, open plan kitchen/dining and sitting room, conservatory, utility, guest wc and ensuite bedroom on the ground floor. The first floor includes 2 double ensuite bedrooms, both with the benefit of a magnificent sea view.

The grounds comprise of 0.4 acre approximately of south facing grounds and ample car parking. The house is accessed via stone walls onto a gravel driveway. The grounds comprise lawns and patio area. The property is within the village scape.

The services at the property include mains water, private treatment plant, electricity and fibre broadband is available. The property is designed to a BER A2 energy efficiency with the associated benefit of low energy consumption and energy bills.

Features include:

- Houses extend to 166 sq m (1,789 sq ft) approx.
- Private sunny south facing house.
- Patio area off open plan living area.
- Energy efficient Air to Water heat pump system.
- High performance uPVC double glazed windows.
- Pressurised water system.
- Fitted Kitchen.
- Combination of tiled and wooden flooring throughout with carpeted stairs.
- Tiling & sanitary ware to downstairs WC & ensuites.

The property is an excellent opportunity to acquire a substantial detached residence on the Wild Atlantic Way and within walking distance of the sea front village of Kilcrohane. Kilcrohane is the most westerly village on the Sheep's Head peninsula and benefits from a progressive and welcoming local community. The local market town of Bantry is thriving and is noted for excellent Schools, Hospital, Supermarkets, Friday Market Day and other facilities.





GROSS INTERNAL AREA

TOTAL : 166.09 m²

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: A2
Cert No.: 113441786
EPI: 40.41 kWh/m²/yr

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sfoneill.ie
myhome.ie
daft.ie

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