

For Sale

Asking Price: €380,000

Sherry
FitzGerald
O'Neill



Ardagh Lodge, Ardagh East,
Rosscarbery, Co Cork. P85 FT62

BER D2

sherryfitz.ie



Period, restored farmhouse type residence, workshop and 0.75 acre approximately of grounds with mature trees, located in a convenient south facing setting less than 1 mile from all that Rosscarbery has to offer.

The residence is a traditional stone built and slated structure that has been crafted into a modern home of character. The many features of this fine house include original cut sandstone external finish, high ceilings throughout, pvc double glazed windows, oil fired central heating, open fireplace and multi fuel stove.

The accommodation includes entrance hallway, sitting room, living / dining room, kitchen and guest toilet on ground floor. The first floor includes 3 bedrooms and bathroom.

The spacious workshop is a single storey stone building that is suitable for conversion to suit the needs of a discerning buyer.

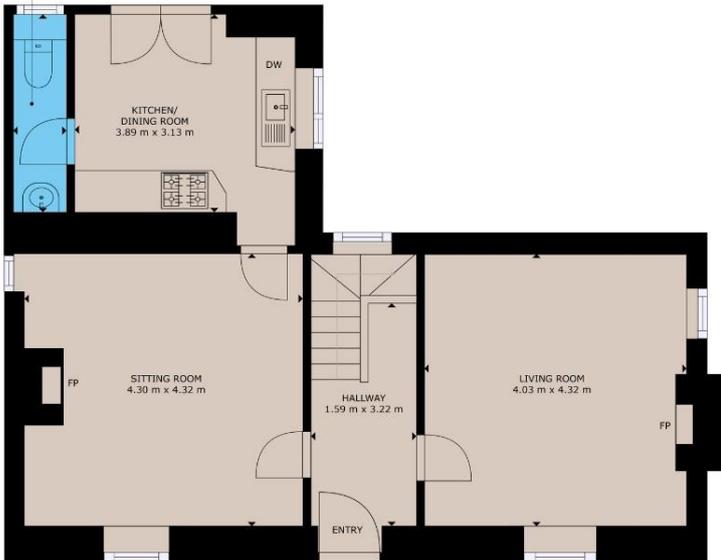
The grounds comprise a gravel surface car parking area and garden bordered with mature trees, shrubs and flower beds.

Rosscarbery is an historical and picturesque village to live or holiday in. The lagoon and the nearby Warren Beach are some of the many attractions. The area is noted for its attractive architecture, vibrant square with popular restaurants and bars, excellent schools, sandy beaches and the renowned sailing waters in nearby Glandore.





W/C
0.88 m x 3.11 m



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 111.79m²

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: D2
Cert No.: 110051216
EPI: 273.39 kWh/m²/yr

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daft.ie

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