

# For Sale

Asking Price: €345,000

Sherry  
FitzGerald  
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6 Ard Cuan, Eyeries, Co. Cork.  
P75 W866.

BER B2

[sherryfitz.ie](http://sherryfitz.ie)



### CHARMING COASTAL 3-BEDROOM HOME WITH EXPANSIVE GARDEN & STUNNING BAY VIEWS

Situated in the heart of Eyeries, an award-winning village on the Beara Peninsula, this beautifully presented end-of-terrace residence boasts breathtaking views over Coulagh Bay. The property benefits from a feature private side and rear garden. The house seamlessly blends coastal beauty, modern comfort, and outdoor space, all within a vibrant and picturesque village setting.

#### Key Features

- 3-bedroom home extending to 104 sq. m. ( 1119 sq. ft.), finished to an exceptional standard
- Impressive garden space, benefiting from all-day sun, complete with a polytunnel and storage shed
- Gas-fired central heating and PVC double-glazed windows for comfort and efficiency
- Attractive wood and tile flooring throughout
- Raised Insert Stove fireplace in the sitting room
- Two private parking spaces

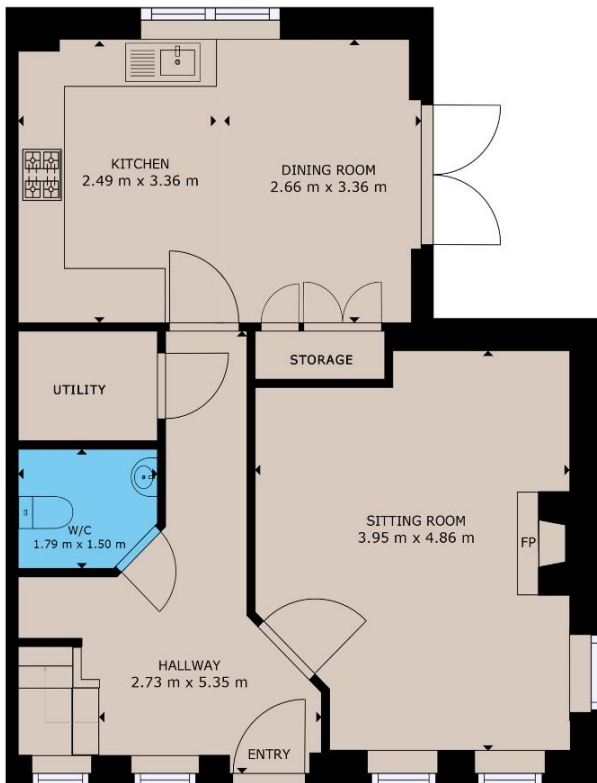
#### Accommodation

Ground Floor: A welcoming entrance hall leads to a spacious sitting room with a feature stove. The open-plan kitchen/dining area is ideal for entertaining with south-facing double doors leading to the garden area. There is also a guest w/c and linen closet on the ground floor. First Floor: Three well-appointed bedrooms, including one with an en-suite bathroom, a spacious family bathroom, and ample storage closet complete the upper level.





Nestled within Eyeries, a village famous for its charming colorful houses and stunning scenery, this home is surrounded by shops, cafés, pubs, and beautifully maintained gardens. The Beara Peninsula is a paradise for nature lovers, offering world-class walking trails along the Wild Atlantic Way, as well as historical and archaeological landmarks. Just 10 minutes from Castletownbere, one of Europe's leading fishing ports, the area is perfect for sailing and fishing enthusiasts. Whether you're seeking a tranquil coastal retreat or a stylish home in a sought-after village, 6 Ard Cuan offers a rare opportunity to enjoy the best of West Cork living.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 103.53m<sup>2</sup>

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: B2  
Cert No.: 118144559  
EPI: 110.43 kWh/m<sup>2</sup>/yr

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