



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
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## For Sale – Gregg, Glandore, (Near Tra Long Beach & Drombeg) P81 F773

**Main Points:** 15 minute walk from Trá Long Beach & 10 mins from Drombeg – Irelands most famous stone circle – Situated on ½ an acre 2 miles from Glandore village – Bright spacious property – Oil fired central heating

PSR No. 001102

**AMV € 195,000**



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A: Faxbridge Roundabout, Clonakilty, West Cork

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Enjoy the wonderful views from this charming coastal house that is perched up high in a peaceful, private setting. Located 2 miles from world renowned Glandore village with its exquisite harbor & views, this three bedroom house has been modernised over the years and is ready for immediate occupation.

In the evening you'll have a lovely choice to either watch the sun setting directly over the vista below you or walk ten minutes to Ireland's most famous stone circle Drombeg.

A fifteen minute walk will bring to you to Tra Long Beach & pier which is a wonderful sheltered inlet ideal for fishing and watersports.

The house has been extended & modernised over the years and enjoys great peace & privacy.



**Accommodation c. 74.52m<sup>2</sup>/ 802 ft<sup>2</sup>**

**Entrance Sunroom 2.7m x 3.6m**

Beautiful sunny room overlooking the front garden and surrounding country side, tile flooring.

**Living Room 4.4m x 3.3m**

Bright & spacious living room with double French style doors lead to rear decking area.

**Kitchen/Dining Room 4.2m x 5.4m**

Bright & spacious room, range of wall and floor level kitchen units, ample space for table & 6 chairs, tile flooring, one window overlooking the front of the property, double style French doors leading to the rear garden area.

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**Separate Room 4.7m x 2.8m**

Used as third bedroom with separate entrance, PVC window and door overlooking front. Shower room to rear with wash hand basin, WC & triton electric shower.

**Storage Room 2.2m x 5.1m**

This room is ideal for storage with ample shelving etc.

**Stairs & Landing**

Stairs & landing are fully carpeted, one window on landing area.



**Bedroom One 4.1m x 3.2m**

Carpet flooring, one window overlooking the front of the property.

**Bedroom Two 4.1m x 2.8m**

Carpet flooring, one window overlooking the front of the property. Range of wall to wall built-in wardrobes.

**Shower Room**

Three piece suite incorporating, triton electric shower, wash hand basin & WC overlooking the front of the property.



**Outside**

This property is situated below the road, accessed via timber gates. Driveway with ample parking for five to six cars. Very private site surrounded by mature hedging & trees, the main garden area is laid to lawn with patio area to front overlooking sunroom. The rear of the property is mainly maintenance free with a decking area off the living room.

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### Joint Agent

Jeremy Murphy & Associates, Cork City, 021 4270020

### Directions

Type in Eircode P81 F773 for exact driving directions.



### Location Map



### Important Notice/Disclaimer

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