

For Sale

Asking Price: €495,000

Sherry
FitzGerald
O'Neill



Shrone Hill View, Reenmeen East,
Glengarriff, Co. Cork, P75 FC83

BER A2

sherryfitz.ie



Exceptional architect-designed, three-bedroom detached home, offers contemporary living in a highly convenient setting within the unique harbour village of Glengarriff, one of West Cork's most picturesque coastal locations.

Built to the highest standards of construction, the property is designed and finished to an outstanding level of comfort throughout. The modern design and quality craftsmanship is evident in every detail. Extending to approximately 124 sq. m. / 1,335 sq. ft., the cleverly designed upside-down layout maximises light, space and views for which Glengarriff is renowned.

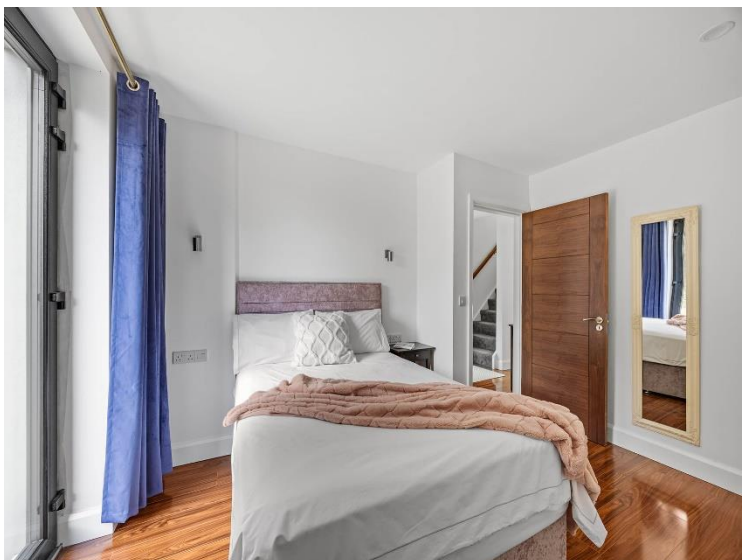
The ground floor accommodation comprises an inviting entrance hall, three generous double bedrooms, a stylish shower room and a practical utility room.

On the first floor, large windows flood the living spaces with natural light and offer full advantage of the surrounding views. This level features a sleek contemporary kitchen with Silestone worktops and high-quality appliances, seamlessly flowing into the living area. The sitting room is enhanced by an electric fireplace and a vaulted ceiling, creating a wonderful sense of space and ambience. A conveniently located guest WC is positioned on this floor.

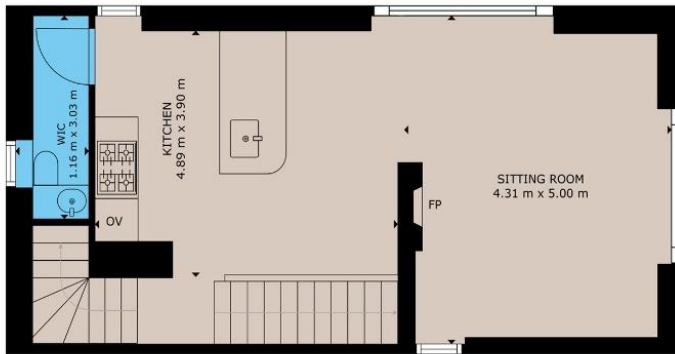
The second floor level provides a versatile study or work-from-home space, complete with a large picture window offering stunning views of the harbour and surrounding mountains.

The property benefits from an A-Rated BER, ensuring excellent energy efficiency, along with mains water, mains drainage and high-speed fibre broadband connected to the property. Accessed via a rising concrete driveway, the property is surrounded by gravelled areas providing ample off-street parking and patio. The grounds also include a thoughtfully landscaped planted area to the front of the home and the property is bordered by some natural forest.

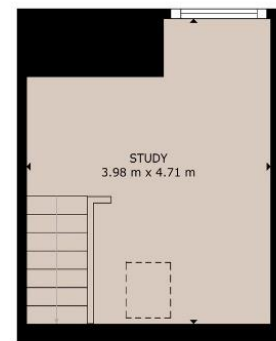
Ideally located on the doorstep of Glengarriff Nature Reserve and within a short walk of the village centre and its amenities, this property offers an enviable lifestyle. The market town of Bantry is just a 15-minute drive away, with Cork City and Airport approximately one hour's commute.



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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA

TOTAL : 123.71 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.: 119092385
EPI: 45.15 kWh/m²/yr 5.78 kgCO₂

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myhome.ie
daft.ie
propgoluxury.com

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