

For Sale

Asking Price: €550,000

Sherry
FitzGerald
O'Neill



25 Nowenview West,
Dunmanway, Co. Cork, P47 H981

BER A2

sherryfitz.ie

EXCEPTIONAL 4 BEDROOM DETACHED FAMILY HOME WITH SPACIOUS GARDEN IN MODERN DEVELOPMENT OVERLOOKING A LARGE GREEN AREA WITHIN THE POPULAR WEST CORK TOWN OF DUNMANWAY.

Due for completion in late 2025 to turnkey standard, this exceptional 4 bedroom detached family home with spacious garden is located in a quite cul de sac of an established private estate within the popular West Cork town of Dunmanway.

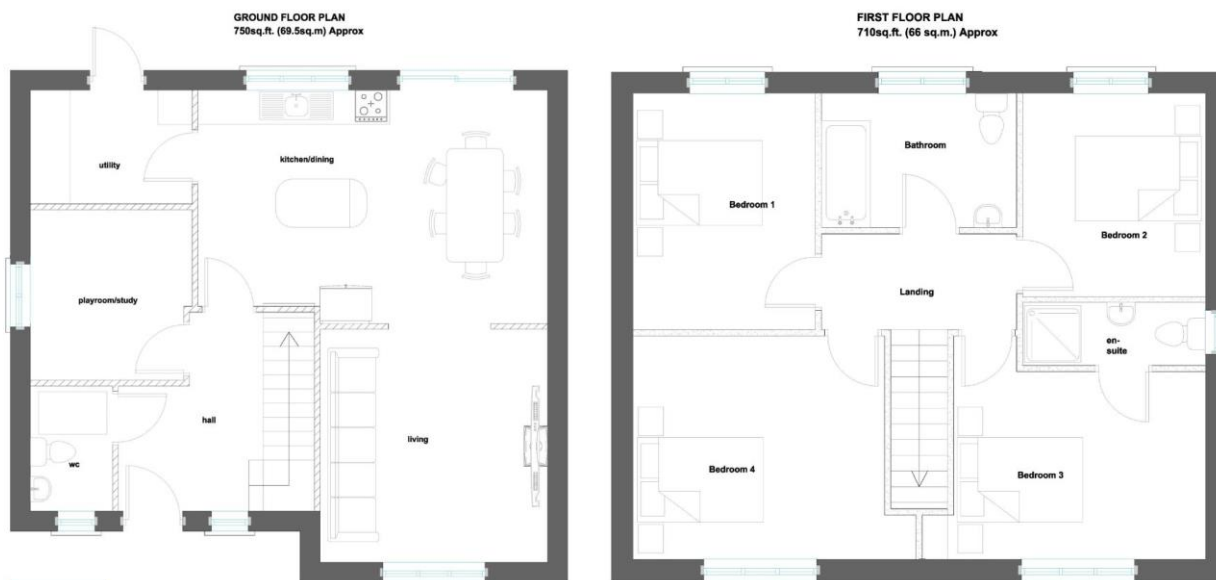
An A2 Energy Rating is anticipated on completion with features including:

- o 1450 sq. ft. (135 sq. m.) approx. of accommodation.
- o Air to water heat-pump
- o Underfloor heating on ground floor and radiators upstairs.
- o Mechanical air ventilation system
- o High quality finish throughout
- o Hand built Contemporary Style Kitchen.
- o Private tarmacadam driveway
- o Full 10 year Homebond structural guarantee.
- o All mains services including sewerage, water and fibre broadband,
- o Builders: Donal O Rourke Construction Ltd

The accommodation includes entrance hall, kitchen/dining room with living room off, study/playroom, utility and guest wc on the ground floor. The first floor includes 4 bedrooms, including a master bedroom with ensuite and a family bathroom.

This south facing house overlooks a large maintained green area and to the rear there is a generous garden with planning permission granted for a future 30 sq. m. garage.

The property is located in a quiet area and convenient to the main thoroughfare of Dunmanway and to all the town's services and facilities, including the nearby Public Swimming Pool and Community College. High speed broadband is available in the area. The property is less than 1 hour from Cork City and Airport, whilst the West Cork towns of Clonakilty, Bandon, Skibbereen and Bantry are a short commute from this fine property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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VIEWING
Strictly by appointment

BER
Rating: A2 on completion

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