

For Sale

Asking Price: €395,000

Sherry
FitzGerald
O'Neill



Clashavanna, Kilbrittain,
Co Cork, P72 WP22

BER D1

sherryfitz.ie



Convenient detached 3-bedroom bungalow with garage and 1 acre approximately of mature landscaped grounds, in an elevated setting overlooking Kilbrittain Village, its surrounding woodlands and the sea beyond while being less than 1 km to the village.

With a sunny south facing orientation towards the wonderful views, the well presented home includes modern fitted kitchen with tiled floors, built in wardrobes in bedrooms, oil fired central heating and solid fuel stoves.

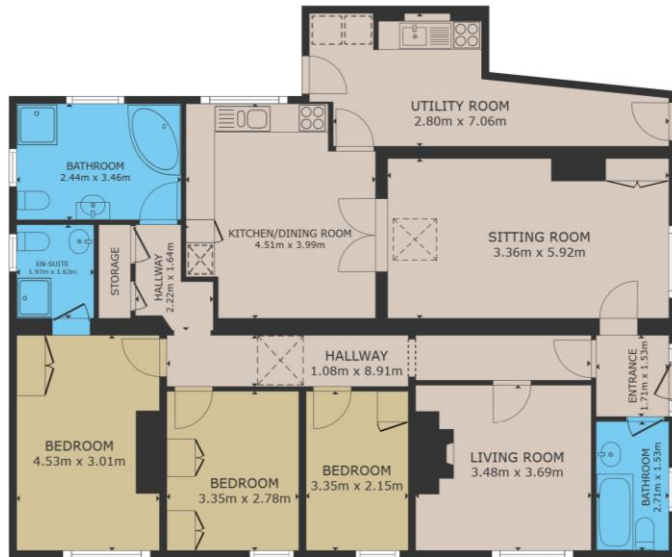
The accommodation in this 132 sq. mtrs. / 1,421 sq. ft. approx. bungalow, comprises entrance hall, sitting room which opens to kitchen/dining room with utility off, living room, guest bathroom, 3 bedrooms including master ensuite, and a large family bathroom with corner bath tub and separate shower.

There is an attached garage to the side and store house to the rear.

Entered via wrought iron gates with stone pillars and walls, the grounds, which comprise 1 acre approximately, are laid out in lawns and bordered with shrubs.

The location is convenient to Kinsale, Bandon, Clonakilty and the many West Cork villages in this scenic area of West Cork. The beaches at Harbour View, Coolmain and Howe Strand are within a few minutes drive.





GROSS INTERNAL AREA

TOTAL : 132.32m²

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.





Partial outline is for indication only and not to be relied upon.



NEGOTIATOR

Con O'Neill
Sherry FitzGerald O'Neill
Western Road,
Clonakilty, Co Cork
T: 023 8833995
E: info@sfoneill.ie

VIEWING

Strictly by prior appointment.

BER

Rating: D1
BER No.: 117717579
EPI: 251.58 kWh/m²/yr

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 004158