

# For Sale

Asking Price: €385,000

Sherry  
FitzGerald  
O'Neill



Goulanes, Bantry,  
Co. Cork, P75 AH04

BER C1

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



Distinctive and well designed, spacious 4 bedroom residence, set on an elevated site measuring 0.5 acre approximately and enjoys an exceptional setting within the close knit community area of the Mealagh Valley, 5 miles north west of Bantry Town.

The residence is bright and airy with many enhancing features including attractive kitchen units and large windows with panoramic countryside views. The house benefits from many enhancing features including oil-fired central heating, open fireplace, pvc double glazed windows and gravel driveway.

The accommodation in this 177 sq. m. (1,905 sq. ft.) approx., residence includes entrance hallway, sitting room, living room, kitchen / dining room, utility, bedroom and bathroom on ground floor. There are 3 bedrooms including a master en-suite upstairs.

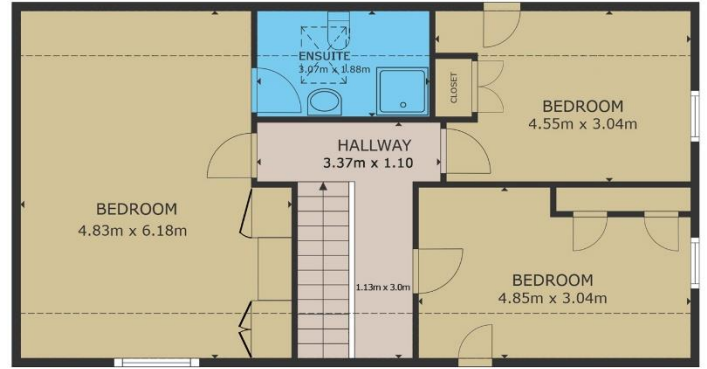
The property is bordered by shrubs, has a gravel entrance drive with parking and enclosed garden area to the front. There are superb views over the Mealagh Valley and hills in the background.

This property is located within the hub of West Cork's walking networks, including the neighbouring Mealagh Valley Woods Loop, whilst also being a short drive from Bantry town. Cork City is approximately one hour's commute.





GROUND FLOOR



FLOOR 1

TOTAL AREA: 178 sq. m.

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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**NEGOTIATOR**

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**VIEWINGS**

Strictly By Appointment Only

**ENERGY RATING**

BER: C1  
Cert No.: 116949512  
EPI: 173.25 kWh/m<sup>2</sup>/yr

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