



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



## For Sale – Inchinattin, Reenascreena, Rosscarbery P85 AP26

- Main Points:
- Wonderful lifestyle property on 0.7 acres
  - With option to purchase up to 3.4 acres in total
  - Recently enlarged and well maintained
  - Spacious 3-bedroom residence extends to c. 1268 ft<sup>2</sup>
  - Extensive outbuilding accommodation
  - Clonakilty and Rosscarbery towns 7 miles away or 13 minutes' drive
  - Cork is an hour's commute - Blends old world character with the modern and features hotel quality bathrooms and a high-end kitchen

PSR No. 001102

**AMV € 249,500**



A: Faxbridge Roundabout, Clonakilty, West Cork

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Full of charm and character this is a wonderful lifestyle property on 0.7 acres with option to purchase up to 3.4 acres in total. Recently enlarged and well maintained over the years this bright and spacious 3-bedroom residence extends to c. 1268 ft<sup>2</sup> of practically laid out accommodation. The property comes with the benefit of extensive outbuilding accommodation which could allow for development potential subject to P.P.

The property is within easy striking distance of Clonakilty and Rosscarbery towns 7 miles away or 13 minutes' drive, Cork is an hour's commute.

This is a solid property that easily blends old world character with the modern, and features hotel quality bathrooms and a high-end kitchen with granite work surfaces. The land offers so much potential and would suit a hobby farmer, horticulturalist, or simply people who have dreamed of owning their own land holding.



**Accommodation c. 117 m<sup>2</sup>/1268 ft<sup>2</sup>**

**Entrance Hall 1.5 m x 3 m**

Attractive entrance with tiled floor and timber paneled ceiling.

**Sitting Room 3.9 m x 3.8 m**

Spacious sitting room which leads into the kitchen dining area.

Large feature fireplace with multi fuel stove. Recessed spotlights. Under stairs storage.

**Kitchen Dining Room 3.8 m x 3.4 m**

Newly refitted with high end kitchen and integrated Wi-Fi enable oven, microwave, gas hob, stainless steel extractor and dishwasher. A granite work surface and windowsills add a touch of class. Vaulted ceiling with spotlights.

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**Back Hall 2.5 m x 1.4 m**

Vaulted ceiling and slate floor. Door to rear yard.



**Shower Room/WC 3 m x 1.7 m**

Beautifully tiled lavatory with spacious walk in double shower enclosure. Power shower and rainfall shower head. Vaulted ceiling and exposed plasterwork give it great character. WC, wash hand basin and large vanity unit.

**Utility 3.4 m x 3.4 m**

Super spacious utility with door to front and door to rear hall. Great light from the overhead roof light. Slate floor.

**Bedroom Three/Four 3.9 m x 3.3 m**

Spacious room which could be used as another reception room, office or playroom.

**Stairs to first floor landing**



**Bedroom One 4.3 m x 2.4 m**

Double bedroom with painted timber ceiling and floors.

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**Bathroom 3.1 m x 1.7 m**

Beautifully finished bathroom with bath, WC, wash hand basin, power shower and integrated airing closet.

**Bedroom Two 3.8 m x 2.65 m**

Double bedroom with painted timber ceiling and floors.

**Bedroom Three/Office 2.4 m x 1.9 m**

Small bedroom suitable for nursery, office or study.



**Services**

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The property is connected to all the main services incl. water, telephone & electricity services.

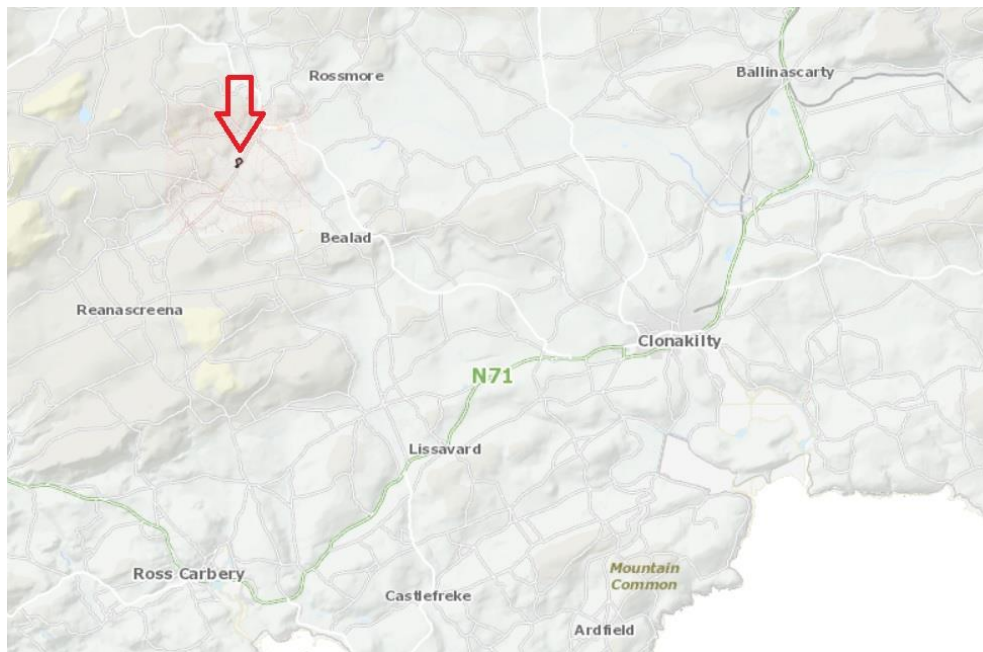
Heating is by means of oil-fired central heating.

All windows & doors are double glazed throughout. Drainage via septic tank.

**Directions**

Type Eircode P85 AP26 into smart phone for exact driving directions.

**Location Maps**



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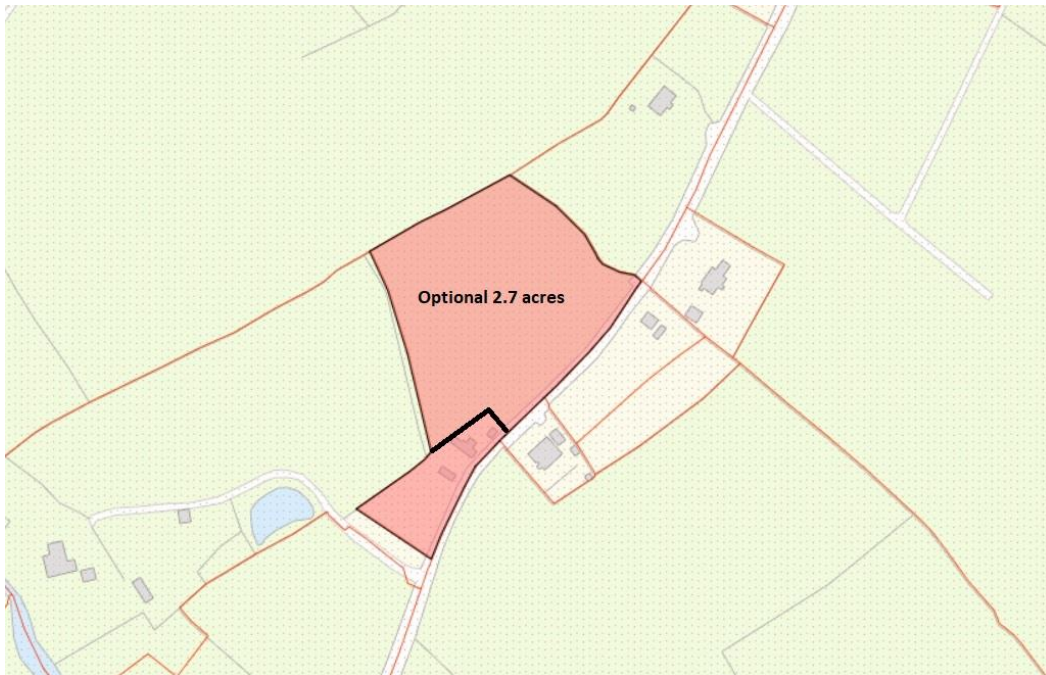




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## GROUND FLOOR



## 1ST FLOOR



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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### Important Notice/Disclaimer

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

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