

For Sale

Asking Price: €395,000



OUTLINE FOR ILLUSTRATION PURPOSE ONLY
AND NOT TO BE RELIED UPON

Ahaguilla, Clonakilty,
Co Cork, P85 KN62

BER D2

sherryfitz.ie



Substantial extended farm house comprising 3,200 sq.ft. (298 sq.m.) of living space on 2.8 acres approximately of grounds, located 4 miles from Clonakilty town and enjoying a sunny west facing aspect.

The dwelling is a traditional stone built and slated farmhouse that is extended with a 2 storey concrete block built and slated extension. The many features of the property include pvc double glazed windows, oil-fired central heating and excellent light.

The accommodation includes entrance porch, living room, sun room, sitting room, dining room, kitchen, utility and ensuite bedroom on ground floor.

The first floor of the original building contains 5 bedrooms and 2 bathrooms, whilst there are a further 6 bedrooms and 1 bathroom in the extension area. Many of the bedrooms are divided by partition walls and can easily be modified.

The house can be reconfigured internally to suit requirements and the property will qualify for the Vacant Property Refurbishment Grant subject to terms and conditions.

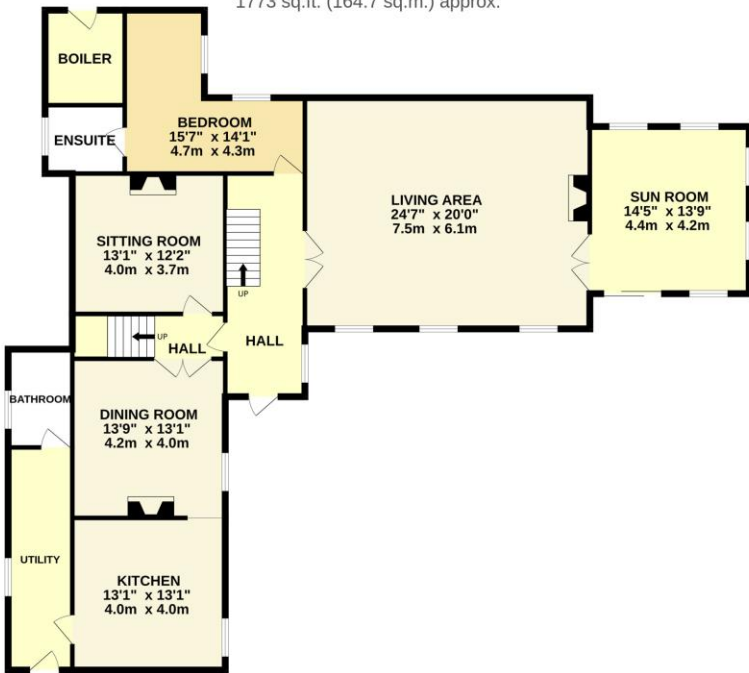
The grounds contain 2.8 acres approximately with substantial public road frontage. The main block of the lands is currently laid out in grass and is both level and fertile. The areas close to the house are suitable for a formal garden and there are some mature specimen trees and shrubs. The boundary of the property is planted with native trees.

The property is an ideal substantial family home in an excellent location convenient to Clonakilty town. Clonakilty is a popular coastal West Cork town with excellent facilities.

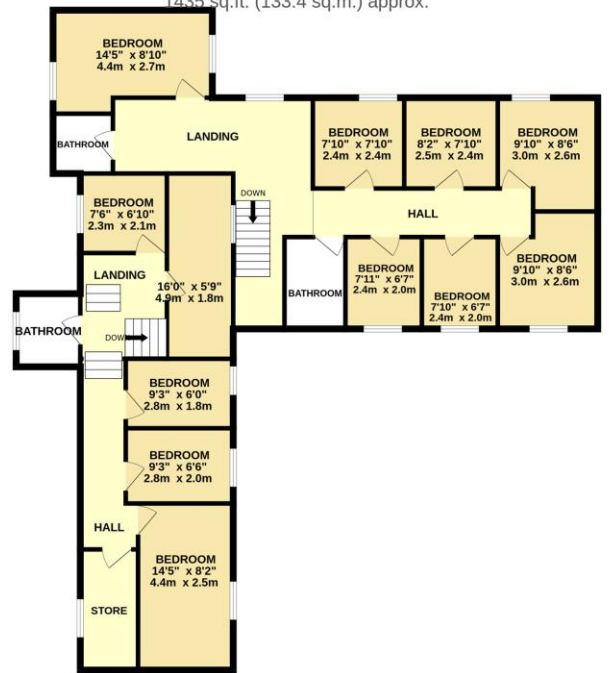




GROUND FLOOR
1773 sq.ft. (164.7 sq.m.) approx.



1ST FLOOR
1435 sq.ft. (133.4 sq.m.) approx.



TOTAL FLOOR AREA : 3209 sq.ft. (298.1 sq.m.) approx.

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 prior appointment

BER

Rating: D2
BER No: 116377417
EPI: 291.97 kWh/m²/yr

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