

# For Sale

Asking Price: €295,000

Sherry  
FitzGerald  
O'Neill



Clogher, Barley Cove, Goleen, Co Cork.  
P81 CX25

BER D2

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



Detached 3-bedroom bungalow residence, on 0.8 acre approx. of mature, landscaped grounds and set in a quiet, rural setting with superb countryside views within a few minutes' drive of Barley Cove Beach and Mizen Head.

The property comprises 86.78 sq. m. / 934 sq. ft. approximately of living space and is laid out in well-designed rooms that take advantage of its elevated site. The house also has the benefit of oil-fired central heating, solid fuel stove, pvc double glazed windows and a tarmac driveway.

The accommodation includes entrance hallway, kitchen, living room, sitting room, 3 bedrooms and family bathroom.

There is also a large detached modern garage with an electric roller door. It can be used as a workshop or could easily be adapted to provide some extra residential space (subject to planning).

The property enjoys a peaceful setting on a site of approximately 0.8 acre which is laid out in lawn and generous car parking areas. The gardens have a southerly aspect maximising the superb countryside vista.

The property is located 6 kilometres west of Goleen village. It is positioned in an area with a mix of farming, residential family and holiday homes. The Blue Flag Beach at Barley Cove, Mizen Head and Crookhaven village are all within a short drive.





GROSS INTERNAL AREA

TOTAL : 86.78 m<sup>2</sup>

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.



**NEGOTIATOR**

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**VIEWINGS**

Strictly By Appointment Only

**ENERGY RATING**

BER: D2  
Cert No.: 117401364  
EPI: 270.44 kWh/m<sup>2</sup>/yr

[sherryfitz.ie](http://sherryfitz.ie)  
[sfoneill.ie](http://sfoneill.ie)  
[myhome.ie](http://myhome.ie)  
[daft.ie](http://daft.ie)

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