

## Ardmoyle, Camden Road, Crosshaven, Co. Cork



**FOR SALE BY PRIVATE TREATY**

A very fine detached house almost in the centre of Crosshaven village. The property which is in an elevated position just at the start of Camden Road enjoys great views over the river and the village of Crosshaven.

Tastefully modernised and decorated by its present owners the property is ready for immediate occupation and has a great site with potential for extending the property if required.

It should be noted there is pedestrian access only to the property with on street parking available on Camden Road.

**DETACHED**

**3 BED**

**996 sq.ft (92.62 sq.m)**

**BER** **EXEMPT**

**Agent:** Suzanne Tyrrell  
**Phone:** 086 607 9200

**Viewings Strictly By Appointment With Sole Agency**

## Accommodation

### Ground Floor

**Entrance Porch** 2.89m x 1.58m  
Radiator, panoramic views over Crosshaven village and harbour

**Entrance Hall**  
Staircase to first floor, storage space under stairs

**Living Room** 4.50m x 3.84m  
Fireplace

**Kitchen** 3.39m x 3.03m  
Fitted presses at eye and ground level, stainless steel sink unit, integrated ceramic hob with extractor hood, single oven fridge, solid fuel range

**Downstairs Bathroom** 3.39m x 1.32m  
Bath, electric shower over, wash hand basin and wc, hot-press

**Utility Room** 2.84m x 1.50m  
Plumbed for automatic machines, door out to rear yard

### First Floor

**Bedroom 1** 4.62m x 3.41m  
Original Victorian cast iron fireplace, double fitted wardrobes, vaulted ceiling

**Bedroom 2** 4.60m x 3.37m  
Double fitted wardrobes, cast iron fireplace surround, vaulted ceiling

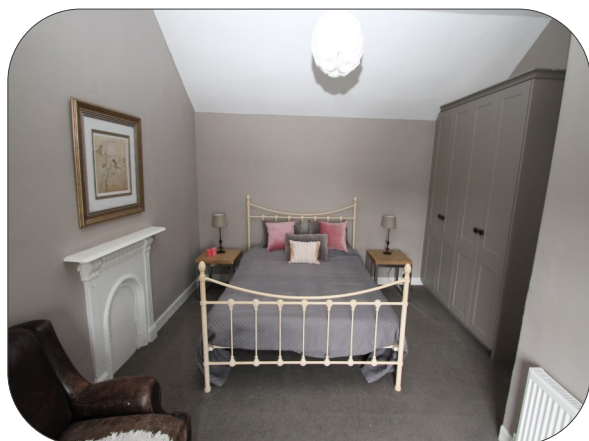
**Bedroom 3** 2.61m x 1.90m

### Features

PVC Double Glazed Windows

Oil Fired Central Heating

Storage Shed to rear of property



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