

# For Sale

Asking Price: €295,000

Sherry  
FitzGerald  
O'Neill



Rockmount, Drimoleague, Co Cork.  
P47 V098

BER C3

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



Delightful restored and extended, detached, 4 bedroom, traditional residence with garage, set on 0.6 acre approximately, located in a sheltered, sunny position, adjacent to all that Drimoleague village offers.

The property is presented in excellent, turnkey condition and has been thoughtfully upgraded in recent years. Features include double glazed windows throughout, oil fired central heating and a solid fuel stove and an upgraded family shower room.

Accommodation on the ground floor consists of kitchen/diner, living room, dining room, utility and wc. The upper floor has three double bedrooms and a fourth bedroom currently used as a home office. There is also a recently renovated large shower room.

The property is on 0.6 acre approximately and benefits from a detached garage. The garage could have multiple uses as it benefits from both water and electricity. The garden to the rear is sectioned and fenced from the remainder of the site. Currently there is ample parking for at least two vehicles with the potential for extra parking depending on requirements.

This property would make an ideal family home and is walking distance to the village. It is located in a prominent position in the attractive West Cork village of Drimoleague with nearby school, pubs and many amenities. The market towns of Bantry and Skibbereen are just a short drive and Cork City is a little over an hour's commute, approx.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 107.41 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.



Outline for illustration only,  
Not to be relied upon.



**NEGOTIATOR**  
Niamh Moloney  
Sherry FitzGerald O'Neill  
37 North Street, Skibbereen,  
Co Cork  
T: 028 21404  
E: info@sfoneill.ie

**VIEWINGS**  
Strictly By Appointment Only

**ENERGY RATING**  
BER: C3  
Cert No.: 106265630  
EPI: 223.17 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)

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 004158