

# For Sale

Asking Price: €295,000

**Sherry  
FitzGerald**  
O'Neill



Ahabeg, Waterfall, Castletownbere,  
Co. Cork, P75 AE65

**BER** A2

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





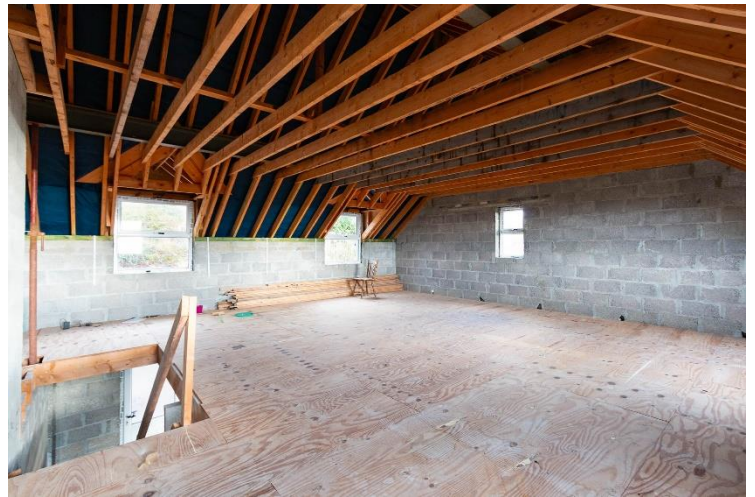
Scenic detached 4-bedroom, residence in the course of construction set on 1.1 acres approximately and enjoying a magnificent coastal location overlooking Bantry outer Bay, Bere Island and the Sheep's Head Peninsula.

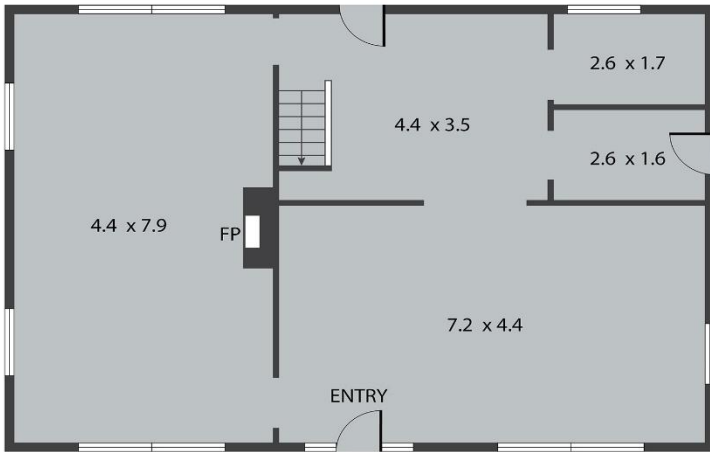
The property is located in a quiet, convenient rural setting and is just a few minutes' walk from the sheltered swimming spot of Ahabeg pier/beach.

The property is selling as presented and measures 1,990 sq. ft. / 185 sq. m. approximately and is ideally suited to a qualifying buyer as defined in Cork County Plan Development objective RCI 4-3: Tourism and Rural Diversification area. The objective sets out to ensure that local buyers will receive planning priority.

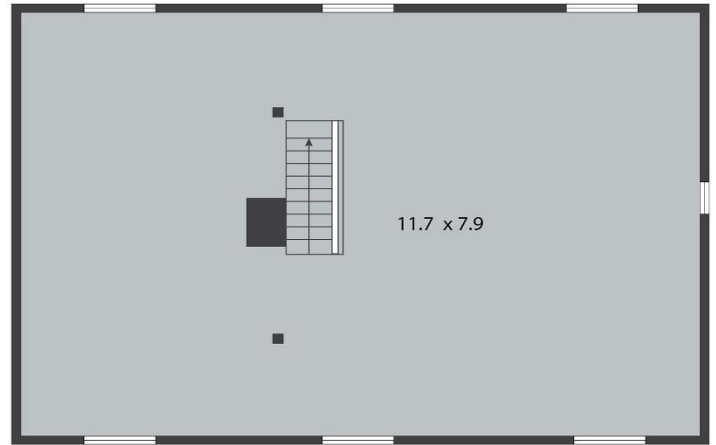
The interior of this property is currently unfinished and presents an opportunity to purchase a home which can be adapted internally as may be required.

The property is located just 4 miles from the vibrant and scenic town of Castletownbere. The Beara Peninsula is renowned for its scenery, water sports, walking trails and many historical and archaeological sites.





GROUND FLOOR



FIRST FLOOR

Knockane, Waterfall, Castletownbere P75 AE65

TOTAL APPROX. FLOOR AREA 185 SQ.M

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

**BER**

BER: A2  
Cert No.: 117106708  
EPI: 39.07 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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