



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



## For Sale – Caherkirky, Rossmore, Clonakilty P85 E788

- Main Points:** - Modern spacious detached property in a private setting  
- 4/5 bedroom property c. 2422 ft<sup>2</sup>  
- Large 1.1 acre plot with garden and detached garage  
- Convenient to Clonakilty, Dunmanway and Ballineen  
less than 1 hour to Cork City  
- Large 1.1 acre plot with garden and detached garage

PSR No. 001102

**AMV € 295,000**

**BER C1**

A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
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Superb spacious family property located in a quiet setting with amazing views from its elevated position. The property is 1.2 miles from Rossmore, 4 miles to Ballineen, 8 miles from Clonakilty and less than 1 hours commute to Cork city.

The house extends to c. 2,422 ft<sup>2</sup> and includes 4/5 large bedrooms, 3 reception rooms, kitchen dining room, utility and 3 bathrooms.

Standing on a large 1.1 acre plot this house is complimented by a large detached garage. The property was constructed only in 2005 and comes with a very comfortable C1 BER rating.



**Accommodation c. 225 m<sup>2</sup>/ 2422 ft<sup>2</sup>**

**Entrance Hall 4.1 m x 2.7 m**

Spacious entrance hall with recessed spotlights, tiled floor.

**Sitting Room 4.7 m x 4.5 m**

Spacious sitting room with excellent light. Open fire with granite hearth. Timber floor, recessed ceiling spotlights.

**Sunroom 3.5 m x 3.5 m**

Fantastic room with excellent views, south east and west. Vaulted pine ceiling, with recessed spotlights.

French doors open out to west facing patio.

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**Kitchen/Dining 3.3 m x 7.9 m**

Fine double aspect room with excellent views, south and west. Recessed ceiling spot lights, fitted kitchen with integrated dishwasher, double oven, extractor and central island.

**Utility 2.1 m x 3.9 m**

Spacious room with fitted storage units, plumbed for washing machine and door to rear yard.

**Office/ Bed Five 2.4 m x 3.9 m**

Versatile room with timber floors, suitable as an office/downstairs bedroom or playroom.

**Guest toilet**

Fully tiled, WC and wash hand basin.

**Lounge 3.7 m x 4.5 m**

Spacious room with timber floors and windows facing east onto garden.

**Timber stairs to first floor landing, recessed ceiling spotlights, spacious walk in wardrobe.**

**Bedroom One 3.6 m x 4.5 m**

Double bedroom ensuite with huge walk in wardrobe off. Dual aspect with windows south and east.



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#### **Ensuite**

Fully tiled, WC, wash hand basin, large shower enclosure.

#### **Bedroom Two 2.6 m x 4.5 m**

Double bedroom with excellent views.

#### **Bathroom**

Fully tiled, WC, wash hand basin, jacuzzi bath, recessed ceiling spotlights.

#### **Bedroom Three 4.3 m x 3.3 m**

Large double bedroom with timber floor

#### **Bedroom Four 4.5 m x 3.8 m**

Large double bedroom with timber floor

#### **Services**

The property has private water supply, drainage via septic tank, electricity, telephone and broadband available. Heating is oil fired central heating and there are solar hot water panels. Windows are uPVC double glazed.

#### **Directions:**

Type Eircode P85 E788 into smart phone for exact driving directions.

#### **Location Map**



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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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### Joint Agent

Kieran O'Gorman Western Road, Clonakilty, Co Cork 023 8834535

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