

For Sale

Asking Price: €295,000

Sherry
FitzGerald
O'Neill



Riverside Cottage, Ardgroom Inward,
Beara, Co. Cork, P75 PX97.

BER D2

sherryfitz.ie



Coastal, detached 2/3 bedroom farmhouse residence, set on 0.3 acre approx of mature landscaped gardens and located adjacent to the famed Beara Way road with views of Kenmare Bay. The nearby Pallas Pier affords sea access, whilst the village of Ardgroom is just 4km distant.

The property comprises bright and airy accommodation measuring approximately 124 sq. m. / 1335 sq. ft. laid out in well-designed rooms that take advantage of the garden and sea views. The many features of this renovated and extended residence include double glazed windows, gas fired central heating, recently renovated bathroom, beamed ceilings and large picture windows.

The accommodation includes entrance sunroom, kitchen/dining room, sitting room with wood-burning stove, 2 double bedrooms, study and a family bathroom. There is also an attached storage room which could easily be converted to provide for additional space.

The 0.3 acre approx of gardens consist of landscaped lawns with hedgerows, trees and shrubs maximising the ambience and views towards Kenmare Bay. Located close to the access drive there is a spacious detached garage with double doors.

The property is immediately adjacent to the Wild Atlantic Way as it meanders through the magnificent coastal scenery of West Cork and nearby the Cuas Pier Caves and Pulleen Loop Walk. There are also several shore angling locations nearby. Ardgroom village is a short distance away and provides shop, café, bar and restaurant.

The Beara Peninsula is renowned for its walking trails along the Wild Atlantic Way that take in many historical and archaeological sites. The Beara Peninsula's principal town, Castletownbere is just a 20 minute drive and is one of Europe's premier hubs for fishing fleets. The waters around the harbour are ideal for sailing and fishing enthusiasts.





GROSS INTERNAL AREA

TOTAL :124.05 m²

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.



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VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: D2
Cert No.: 117657189
EPI: 289.59 kWh/m²/yr

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