

For Sale

Asking Price: €345,000

**Sherry
FitzGerald**
O'Neill



Fisherman's Lodge, Derryginagh East,
Bantry, Co. Cork, P75 VX23.

BER E1

sherryfitz.ie



Traditional 4/5 bedroom Lodge residence that is renovated and extended into a lakeside family home on 0.6 acre approximately. There are spacious garage areas and workshops on site. The property is located just 3 miles east of Bantry town and adjacent to the noted Lough Bofinna fishing and leisure lake.

The house retains a traditional character while benefitting from modern features such as PVC double-glazed windows, oil-fired central heating, feature stove, timber and tiled flooring throughout and a private water supply.

The ground floor includes an entrance porch, a sitting room, living room, dining room and kitchen with an adjoining sunroom. There are 2 bedrooms located on the ground floor, one of which has an en-suite. Upstairs, there are three double bedrooms, one with an en-suite, as well as a large family bathroom.

A range of workshops and sheds are located on the property, offering generous storage and workspaces. The grounds, measuring approximately 0.6 acres, are mostly laid out in lawns and include mature trees and shrubs.

Fisherman's Lodge is situated beside Lough Bofinna, a 25-acre freshwater lake known for excellent shore angling. The area is well connected to local walking routes and is less than a five-minute drive approx from Bantry. Cork City is 1 hour approximately by car.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 246.37 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.



NEGOTIATOR

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: E1
Cert No.: 115175648
EPI: 315.62 (kWh/m²/yr)

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie

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