

# For Sale

Asking Price: €345,000



Fox Hollow, Gerahies,  
Bantry, Co. Cork, P75 N592.

BER D2

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Coastal, detached 2 bedroom residence, set on 0.5 acre approx of mature landscaped gardens and located adjacent to the famed Goats Path road towards the Sheep's Head Peninsula on Bantry Bay. The nearby Gerahies Pier affords sea access, whilst the town of Bantry is just 7 miles distant.

The property comprises bright and airy accommodation measuring approximately 127.4 sq. m. / 1371 sq. ft. laid out in well-designed rooms that take advantage of the garden views. The many features of this residence include double glazed windows, oil fired central heating, recently renovated bathroom and large picture windows.

The accommodation includes entrance hallway, kitchen, sitting room, dining room, 2 double bedrooms and a family bathroom. There is also an attached garage which could easily be converted to provide for additional space.

The 0.5 acre approx of gardens, with feature water stream on boundary, consist of landscaped lawns with hedgerows, trees and shrubs maximising the ambience.

The property is immediately adjacent to the Wild Atlantic Way as it meanders through the magnificent coastal scenery of West Cork. Kilcrohane village and Bantry town are a short drive away, whilst Glengarriff, Schull, Barley Cove and Skibbereen are convenient.





GROSS INTERNAL AREA

TOTAL : 127.44m<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.



#### NEGOTIATOR

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#### VIEWINGS

Strictly By Appointment Only

#### ENERGY RATING

BER: D2  
Cert No.: 117537191  
EPI: 293.95 kWh/m<sup>2</sup>/yr

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daft.ie

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