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**AUCTIONEERS &
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4 Cois Farraige, Owenahincha,
Rosscarbery, West Cork, P85 KH63

Attractive 4 bedroom family home
just footsteps from a blue flag
beach, in a small development
which is only 2.5km from the town.

Guide Price: €350,000



GROUND FLOOR

Hallway: 4.55m (14'11") x 1.08m (3'7")

Living Room: 4.55m (14'11") x 3.89m (12'9")

Kitchen Dining Area: 4.54m (14'11") x 3.86m (12'8")

Utility: 2.54m (8'4") x 2.25m (7'5")

Bedroom 1: 3.80m (12'6") x 2.79m (9'2")

Bedroom 2: 3.15m (10'4") x 2.55m (8'4")

Bathroom: 2.54m (8'4") x 1.81m (5'11")

FIRST FLOOR

Landing: 2.12m (6'11") x 1.08m (3'7")

Master Bedroom: 4.55m (14'11") x 3.43m (11'3")

First-Floor Bathroom: 2.33m (7'8") x 1.54m (5'1")

Bedroom 4: 3.48m (11'5") x 2.54m (8'4")

Walk-in Wardrobe: 2.66m (8'9") x 1.85m (6'1")

En-suite: 2.50m (8'2") x 1.75m (5'9")

ROSSCARBERY



Beautifully designed for practicality and space this semi-detached four-bedroom home is less than 200m from the beach, it occupies a slightly elevated setting but is not exposed to the prevailing wind. The corner position in this small development ensures that a beach view is available from inside the home and also from the garden.

It comes with a very functional floor plan which is perfect for family living and entertaining. There is a gross floor area of approx. 1500sq. ft. spread over two floors. The large kitchen dining area has glazed panel double doors which open on to the enclosed south-facing garden which is just perfect if you want to create an outdoor living area.



All the windows on the southern side get a glimpse of the water but the master bedroom and living room have the best view of the blue flag beach, across the road, there is the very popular scenic cliff walk between Owenahincha Beach and Warren Strand. Rosscarbery town is only 2.5km away, Clonakilty town is 11km away and Cork city and airport are just 60km away.

Services: Mains water, mains sewage, oil fired central heating and fiber broadband is available.



KITCHEN DINING AREA

This is a bright and spacious room with a warm and sunny aspect, the glazed panel double doors make it one of the brightest area of the home. The kitchen is a Shaker style with a great selection of base and eye-level units.



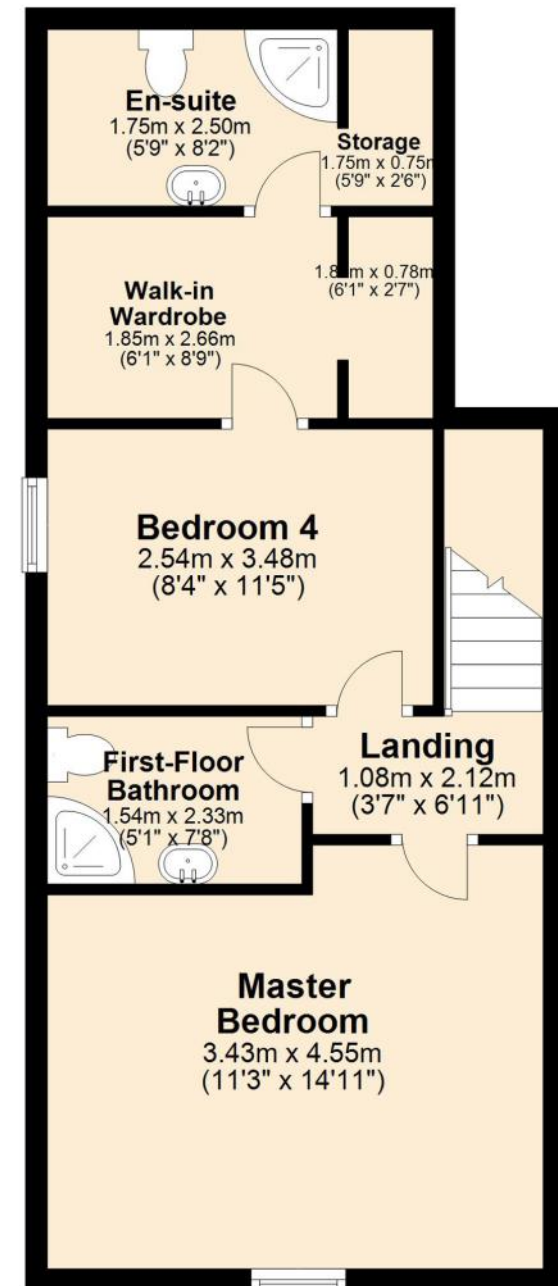
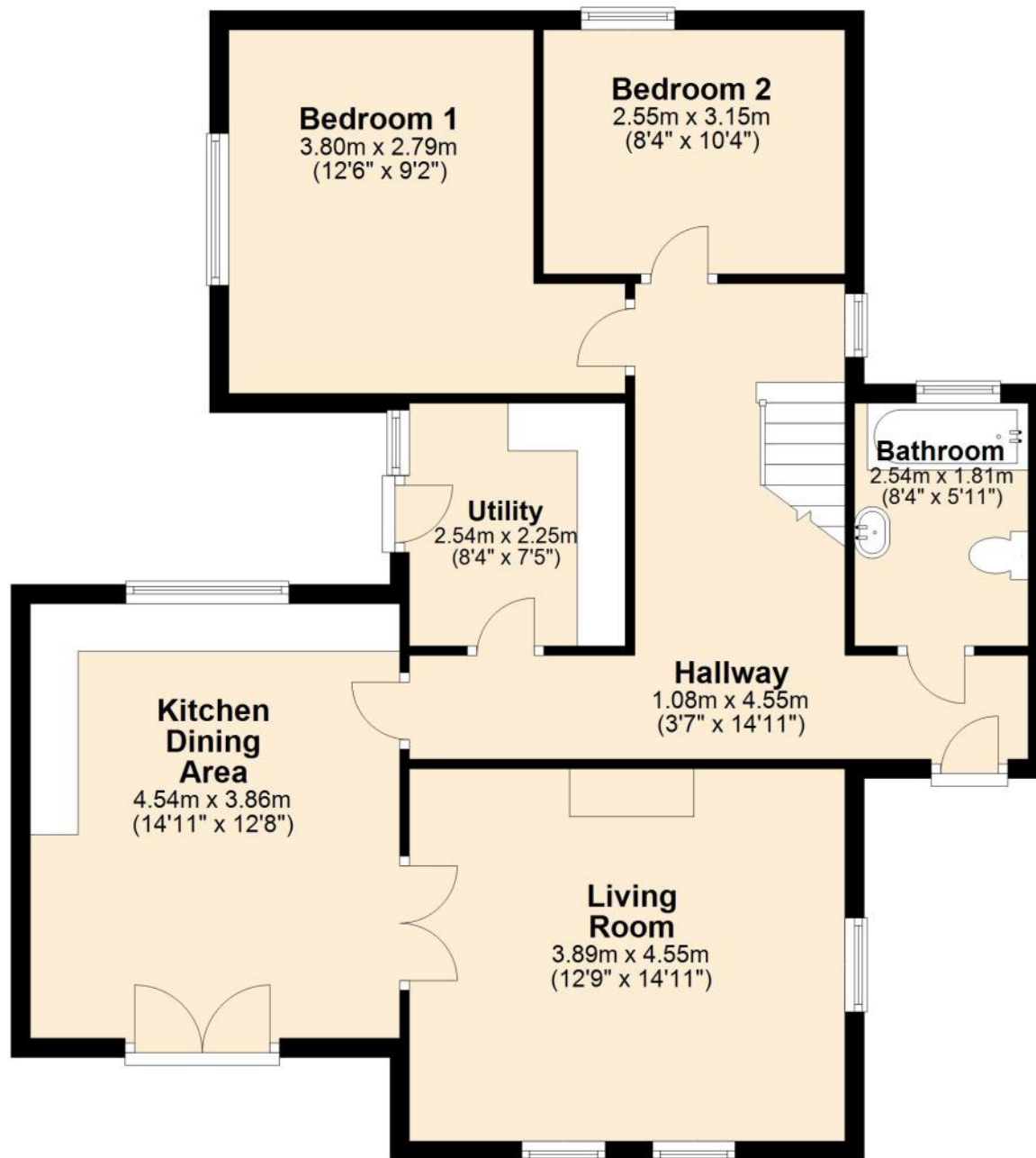
LIVING ROOM

This is the largest room in the house, it has the benefit of a beach view and has windows front and side, there is an open fireplace with a cast iron surround, the flooring is solid timber, double doors open off the kitchen area.



MASTER BEDROOM

This is the largest of four bedrooms of which two are on the first floor, while the second bedroom upstairs has the ensuite, this bedroom has the best views including a view of the beach, the flooring is solid timber.



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract.
Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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