

# For Sale

Asking Price: €195,000



Outline for illustration only, not to be relied upon.

Sandmount, Rossmacowen,  
Castletownbere, Co. Cork, P75 D773.



[sherryfitz.ie](http://sherryfitz.ie)



South facing traditional farmhouse, enjoying magnificent views over the varied countryside, set on over 2 acres approximately of mature grounds and located conveniently just off the main road to Glengarriff and 4 miles approx. to the east of the West Cork fishing town of Castletownbere.

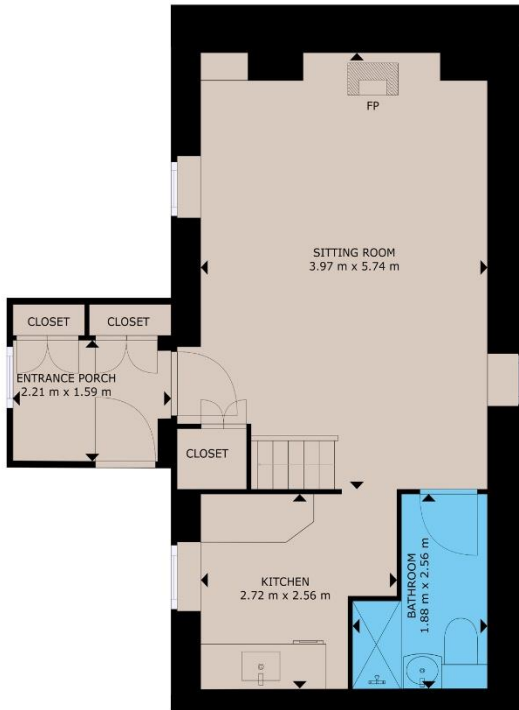
The property is an ideal opportunity to create a home of character.

The house extends to 70 sq. m. / 753 sq. ft. and comprises entrance porch, kitchen, spacious sitting room with feature inglenook stove fireplace and a bathroom on the ground floor. The upstairs includes 2 bedrooms and a small storage room.

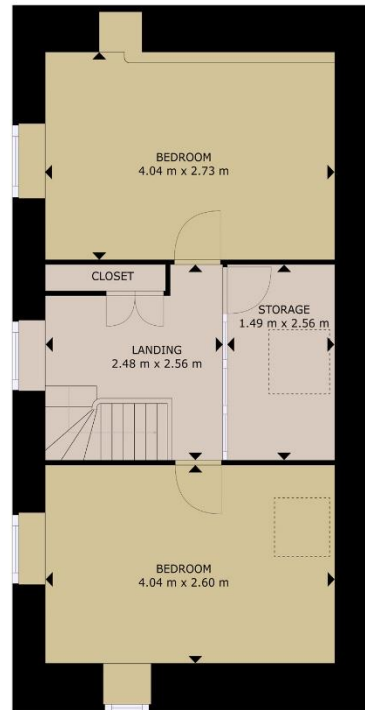
The property enjoys an exceptional location, just a short stroll from Sandmount beach, a beautiful, sheltered swimming spot. The 2 acre approx. of mature grounds contains 2 generous sized paddock areas. There is a hayshed and lean-to in disrepair on site but gives potential to be replaced.

The property is located just 4 miles from the bustling maritime and business town of Castletownbere. The Beara Peninsula is renowned for its scenery, walking trails and many historical and archaeological sites.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 69.77 m<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.



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**VIEWINGS**  
Strictly By Appointment Only

**ENERGY RATING**  
BER: G  
Cert No.: 116892316  
EPI: 498.66 kWh/m<sup>2</sup>/yr

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[sfoneill.ie](http://sfoneill.ie)  
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