

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 11 St. Joseph’s Terrace, Courtmacsherry P72 YA72

Main Points: Lovely 2 bedroom semi-detached house c.730 Sqft in a fantastic coastal location overlooking the sea, with all the rooms having water views.

- Recently refurbished and redecorated incl WIFI enabled heating system
- Large enclosed gardens front and rear complimented by a lovely south facing patio
- On the edge of Courtmacsherry with all village amenities a short walk away
 - Great working from home possibilities with broadband available

Offers Over € 260,000



Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



With all the finest ingredients of village living, amazing seaside location, charming cottage feel and impressive outdoor space this is a dream coastal home. This lovely end of terrace townhouse extends to c. 730 Sqft with all the rooms having water views.

The property is on the edge of postcard pretty Courtmacsherry village with all amenities a short walk away to include the Courtmacsherry Hotel, Bars, Restaurants and not one but two beautiful sandy beaches. Also a short walk away is the amazing Woodpoint and the renowned Seven Heads walks.

There is a gorgeous park located directly across from the house with a playground and green areas. A footpath connects this house to Courtmacsherry village and the 4km to the village of neighbouring Timoleague is accessible by stunning waterside footpath.

Recently refurbished and redecorated including WIFI enabled heating system this lovely home is ready to move in to and would make for an ideal first time buyer, downsizing or holiday home purchase.

Area Information

The property is located less than 1 hour's drive from Cork City & International Airport. Courtmacsherry is a well-known as an international sea angling centre and the harbour boasts an ever-increasing traffic of all type of boats from pleasure to yachts and fishing boats. It is on the Wild Atlantic Way and caters for tourists and a thriving local community alike with great pubs and restaurants. Busy in summer and with a strong local community spirit in the winter and the offseason, the area harbours a very distinct atmosphere which is welcoming to all. There are world class amenity beaches close by including Dunworley, Broad Strand and Blind Strand.

Local amenities include the now famous Seven Heads Walks, various wildlife activities in the estuary and beyond and shore fishing in a variety of areas. River fishing for salmon, sea trout & brown trout can be availed of in the nearby Argideen River. Nearby activities include tennis courts, horse riding stables, sailing & dinghy school including wind surfing, power boating and a newly developed club house and facilities for the thriving rowing club. The nearby village of Timoleague is another lovely village which is well serviced with pubs and an award-winning restaurant.

Accommodation c. 68 m²/730 ft²

Entrance hall 1.2 m x 1.2 m

Polished porcelain tiles, doors to sitting room and kitchen/dining room.

Sitting room 4.6 m x 3.4 m

Lovely sitting room with a warm welcoming feel and views to the sea. Newly laid wooden floor and open fireplace. Double doors to rear south facing patio.



Kitchen / Dining room 4.6 m x 2.7 m

Dual aspect room with windows south and north. Water views. Newly laid wooden floor in the dining area and tiled floor to the kitchen area. Antique fireplace.

Newly carpeted stairs to first floor landing and airing closet**Bedroom One 4.6 m x 3.4 m**

Spacious double bedroom with sea views. Dual aspect north and south. Newly carpeted and wardrobe.

**Bedroom Two 3.4 m x 2.7 m**

Single bedroom or could be used as an office. Newly carpeted and wardrobe.

Shower room / WC 1.6 m x 2 m

Tiled with WC, wash hand basin and electric shower.

Services

All mains services are connected to the property and include mains water, drainage. Heating is via brand new, Wifi enabled, aluminium electric heaters from Fahren. These stylish heaters with touchscreen can be individually controlled from anywhere in the world. Windows and doors are UPVC double glazed. Good broadband also available.

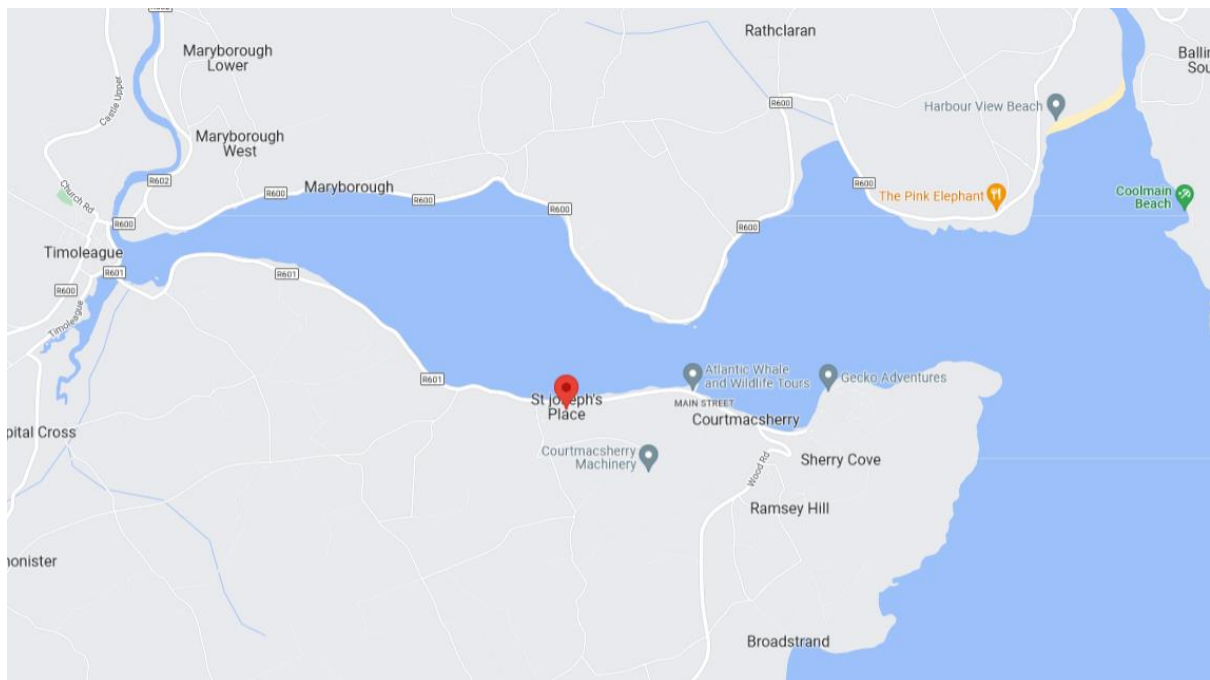
Outside

Beautiful front and rear gardens. Gated front garden with steps leading to the front door of the property. Fantastic south facing rear garden with a lovely sheltered patio area. The garden offers great scope for the green fingered enthusiast.



Directions

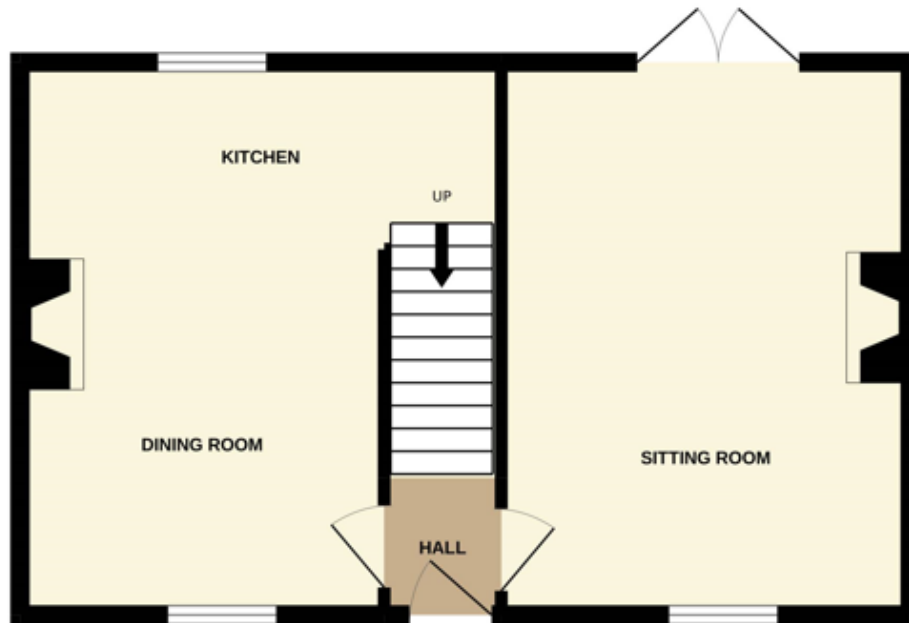
Type Eircode P72 YA72 into smart phone for exact driving directions.



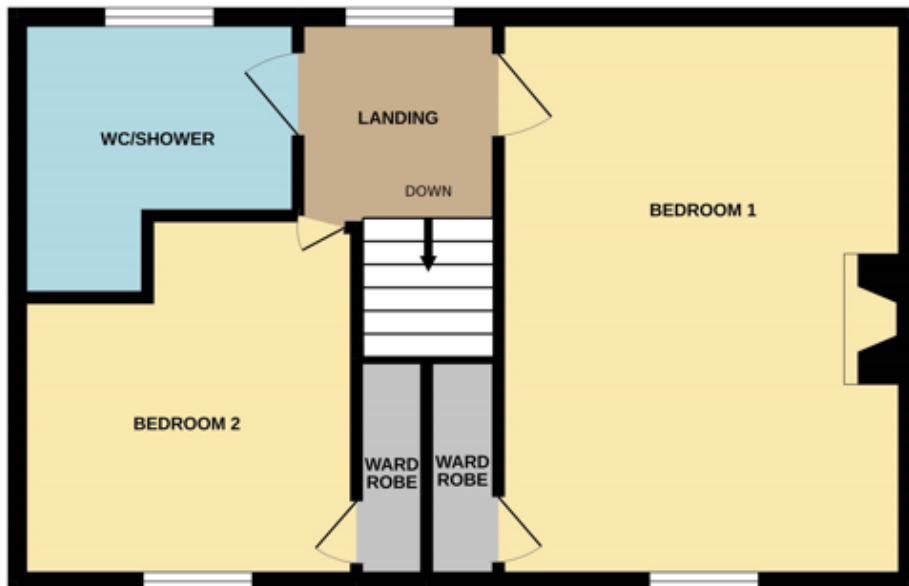
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GROUND FLOOR



1ST FLOOR



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