



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



## For Sale – 10 Ceol Na Mara, Owenahincha, Rosscarbery

**Main Points** – Bright and spacious coastal residence within walking distance of two blue flag beaches - 2 km from Rosscarbery and 10 min. drive from Clonakilty – accomm. incl. 3 bedrooms, 2 ensuite, 2 further bathrooms & spacious living areas. – *Internal Photos are of a similar property in the estate*

**Guide Price € 170,000**

PSR No. 001102

**BER C2**

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Bright and spacious coastal residence located in an area of outstanding natural beauty on the Wild Atlantic Way within walking distance of two blue flag beaches. Ceol Na Mara is a safe development centred around a common green area just 2 km from the historical town of Rosscarbery and 10 min. drive from Clonakilty. Internally the property is spacious and bright and includes a small yard, garden and off street car parking. The property includes 3 bedrooms, 2 of which are ensembles, 2 further bathrooms and spacious living areas. Nearby amenities include a café, shop, Smugglers Cove adventure centre, Lagoon Adventure Centre, driving range, the renowned Warren pitch & putt links, historic Castlefreke castle and a stunning cliff walk to the Warren beach and Celtic Ross Hotel.

***Internal photos are not of this property but of a similar property in the estate.***

**Accommodation c. 129 m<sup>2</sup> / 1385 Sqft**

**Entrance Hall 6.5 m x 1.2 m**

Glazed entrance door to very bright, spacious entrance hall with excellent under stairs storage. & practical tiled floor.

**Sitting Room 4 m x 4.1 m**

Comfortable sitting room with excellent light, oak floor, open fire place with timber surround & granite hearth.

**Guest Toilet 1.4 m x 2 m**

Spacious, downstairs guest toilet, tiled floor, wash hand basin & W.C.

**Kitchen/Dining Room 4.3 m x 4.5 m**

Excellent room with plenty of light coming in from the double aspects east & north. Sliding glazed patio doors out to rear yard & garden. Kitchen is tiled & has an attractive oak fitted kitchen with integrated dishwasher, oven, hob, extractor & fridge freezer.

**Stairs to first floor landing with airing closet off.**

**Bedroom One 4.3 m x 4.6 m**

Large double/twin bedroom with plenty of light from the double aspects North & East. Solid wooden floor.

**Bedroom Two 3.45 m x 4.15 m**

Ensuite, double bedroom with excellent light from the two large south facing windows & view onto the common green area. Solid wooden floor.

**Ensuite 1.7 m x 1.7 m**

Spacious ensuite which is fully tiled with power shower, W.C. & wash hand basin.

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**Bathroom 1.7 m x 2.3 m**

Good size bathroom with bath, W.C. & wash hand basin.

**Stairs to second floor landing & excellent storage space off the attic dormer which is easily accessed.**

**Bedroom Three 5.3 m x 3.85 m**

Large, ensuite, double bedroom with wooden floor.

**Ensuite 1.7 m x 2.5 m**

Fully tiled with shower, toilet & wash hand basin.

**Services**

All mains services are connected. Heating is oil fired & there are thermostatic radiator valves fitted on the radiators. There is also an open fire in the sitting room. Windows & doors are uPVC double glazed throughout.

**Outside**

There off street car parking adjacent to the house. To the rear is a small garden. To the front there is a well used common green area which is excellent for kids. The property is a short walk to the blue flag beach.

**Directions**

To Ownahincha from Clonakilty: Drive west through Clonakilty on the main N71 Skibbereen road. 6 miles after Clonakilty there is a turn off left signposted Ownahincha. Drive down here and take the first right (0.5 miles). Ceol Na Mara is the 2<sup>nd</sup> estate on the right hand side.

**Joint Selling Agent – Mark Kelly, Propertyonline Ltd., 1 St. Finbarr's Place, Bandon, Co. Cork, Tel. 023/8854748 [www.propertyonline.ie](http://www.propertyonline.ie)**

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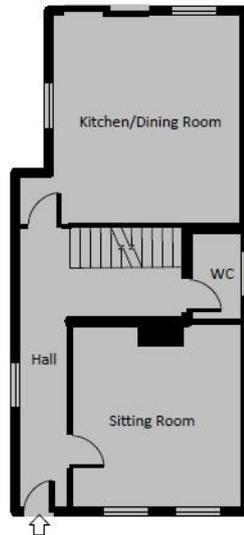
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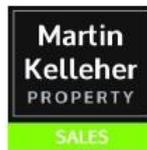
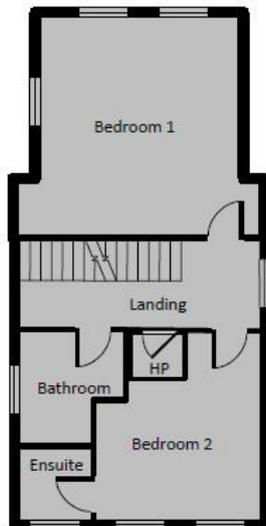
Ground Floor



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For identification only - Not to scale



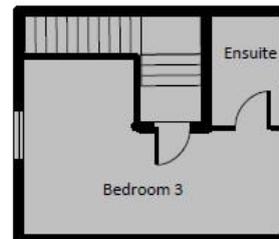
First Floor



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Second Floor



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