

For Sale

Asking Price: €495,000

Sherry
FitzGerald
O'Neill



'Coomlegane', Carhoo,
Clonakilty, Co Cork, P85KD63

BER D2

sherryfitz.ie



'Coomlegane' is a superbly located, detached bungalow residence with garage/workshop, set on 1.1 acres approx. of mature, carefully landscaped private grounds and located within 2kms approx. of Clonakilty town centre.

Built in the 1970's, the house is a spacious family home extending to 151 sq. m. / 1,625 sq. ft. approximately of living space. The many features of this fine property include exceptional gardens, liberally planted with mature specimen trees and shrubs while also including a spacious garage/workshop.

The accommodation comprises porch, entrance hallway, sitting room, dining room, kitchen, conservatory, 4 bedrooms, 1 ensuite and family bathroom.

The large detached garage is ideal for other uses including workshop, home office, studio or other lifestyle activities. The adjoining lean-to adds extra storage.

The property is entered via entrance pillars and a tarmacadam drive leads to the house. The spacious grounds are laid out in lawns and surrounded by mature trees and shrubs maximising privacy.

Clonakilty is a popular residential, market and award-winning tourist town that attracts families interested in taking advantage of the fine facilities and amenities including excellent Schools, Shops, Sports and Recreation. The property is convenient to Inchydoney Beach and the many coastal offerings throughout West Cork. Clonakilty is 50 kilometres south west of Cork City and Airport.

'Coomlegane' is a rare opportunity to purchase a fine home close to Clonakilty town, with a public, lit, footpath within approx. 100 meters of the property. Viewing comes highly recommended.



FEATURES

- Pvc double glazed windows
- Private mature gardens
- Garage/workshop and lean-to store
- Alarm

SERVICES

- Oil fired central heating
- Septic tank
- Mains water



TOTAL : 151.7 m²

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

Con O'Neill
Sherry FitzGerald O'Neill
Western Road, Clonakilty,
Co Cork
T: 023 8833995
E: info@sfoneill.ie

VIEWING

Strictly by prior appointment only.

BER

Rating: D2
BER No.: 117213942
EPI: 267.56 kWh/m²/yr

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie
propGoLuxury.com

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 004158