

# For Sale

Asking Price: €395,000

**Sherry  
FitzGerald**  
O'Neill



Maulicurrane, Myross, Union Hall,  
Co Cork. P81 NR50

**BER D2**

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





Charming coastal three-bedroom traditional residence and outbuildings, set on 0.75 acres of mature gardens, presented in excellent condition and enjoying an enviable location just a short stroll from Blind Harbour, Myross Island and Squince Beach.

Blending traditional character with modern comfort, the home features solid parquet floors, a traditional open fireplace with a stone surround and bog oak mantelpiece, fitted kitchen and attractive décor throughout.

The ground floor includes a sitting room, living room, kitchen and dining area, rear hall and shower room, while upstairs there are three bedrooms and a family bathroom.

Outside, the gardens are beautifully landscaped with lawns, trees and shrubs, complimented by a spacious workshop and garage extending to 20ft x 19ft, along with a range of old farm buildings offering exciting potential for conversion to a studio or other uses.

Situated within easy reach of the fishing village of Union Hall and the bustling market town of Skibbereen, this property offers a rare opportunity to enjoy a peaceful coastal lifestyle in one of West Cork's most scenic settings.





FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA

TOTAL : 129.73 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.





#### NEGOTIATOR

Niamh Moloney  
Sherry FitzGerald O'Neill  
37 North Street, Skibbereen,  
Co Cork  
T: 028 21404  
E: [info@sfoneill.ie](mailto:info@sfoneill.ie)

#### VIEWINGS

Strictly By Appointment Only

#### ENERGY RATING

BER: D2  
Cert No.: 105629810  
EPI: 269.76 kWh/m<sup>2</sup>/yr

[sherryfitz.ie](http://sherryfitz.ie)  
[sfoneill.ie](http://sfoneill.ie)  
[myhome.ie](http://myhome.ie)  
[daft.ie](http://daft.ie)

**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