



Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**



For Sale – 31 Harbour Court, Courtmacsherry P72 R658

Main Points - Coastal property on water's edge, within walking distance of the postcard-pretty Courtmacsherry Village. c. 915 ft² 3-bedroom townhouse complimented by a secluded rear garden. Recently decorated and impeccably presented property in walk-in condition. Accom: Entrance hall, open plan kitchen/living, guest toilet, utility room, 3 bedrooms & bathroom.

PSR No. 001102

Offers over € 175,000

BER D1

This gorgeous coastal home is situated on the edge of the renowned charming fishing village of Courtmacsherry, Co. Cork. Recently decorated and impeccably presented, this is a bright home within easy walking distance of the many local walks/trails, sea adventure facilities and amenities of the village. Cork City & Airport is a very commutable 50 minutes away.

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie





Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**

Extending to c. 915 Sqft, No. 31 Harbour Court is a 3-bedroom terraced house with enclosed rear garden. Harbour Court is a mature, safe estate situated close to the water's edge and is very popular with full time residents and private holiday homeowners.



Area Information

The property is located less than 1 hour's drive from Cork City & International Airport. Nearby 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 with great pubs and restaurants. Nearby Timoleague is another lovely village which is well serviced with pubs and an award-winning restaurant.

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.

The parish of Barryroe hosts a variety of different activities and sports organisations which are very active throughout the year.

The local primary school is well regarded & there is a regular bus service to the secondary schools in either Clonakilty or Bandon. One of the best supermarkets in West Cork is located nearby at Barryroe Co-op.

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie



ipavi



MyHome.ie



Accommodation c. 85 m²/ 915 ft²

Entrance Hall 1.8 m x 5.1 m

Bright and airy entrance hall, leading to utility room and back garden. Tiled floor and guest toilet.

Utility Room 1.8 m x 2.0 m

Tiled utility room with spacious worktop counter, storage press, washing machine and dryer.

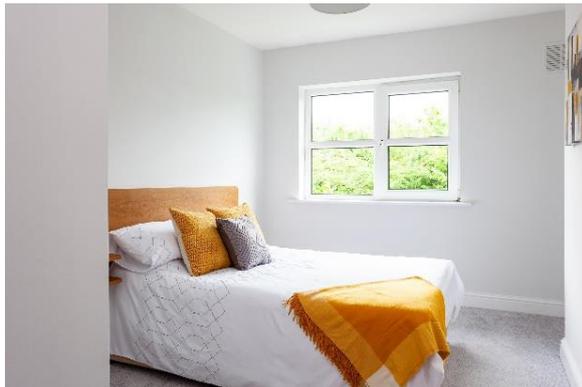
Kitchen/Dining Room 3.8 m x 3.8 m

Light-filled open plan room with fitted kitchen that includes ample storage units, fridge freezer, cooker and dishwasher. Tiled floor. Communicates directly with the sitting room via an archway.

Sitting Room 3.8 m x 3.3 m

Fantastic light streams through the large west facing bay window. Newly carpeted with open fireplace and marble surround.

Carpeted stairs to first floor landing.



Bedroom One 3.1m x 4.8m

Double bedroom with west facing window onto secluded rear garden. Carpeted with fitted wardrobe.

Bedroom Two 2.6 m x 2.9 m

Double bedroom with west facing window onto secluded rear garden. Carpeted with fitted wardrobe.

Bedroom Three 3.1 m x 2.2 m

Double bedroom with east facing window. Carpeted with fitted wardrobe.

Bathroom 2.5 m x 1.8 m

Bright and airy bathroom, WC, wash hand basin and shower.



Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**

Outside

The property has access to plenty of unallocated car spaces to the front. There is a large open green space to the front of the house.



Services

The property is connected to all main services including water, sewage, electricity and telephone services. Windows are uPVC double glazed and doors are timber. Heating is by means of electric storage heating.



A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie



ipavi



MyHome.ie



Martin Kelleher
PROPERTY

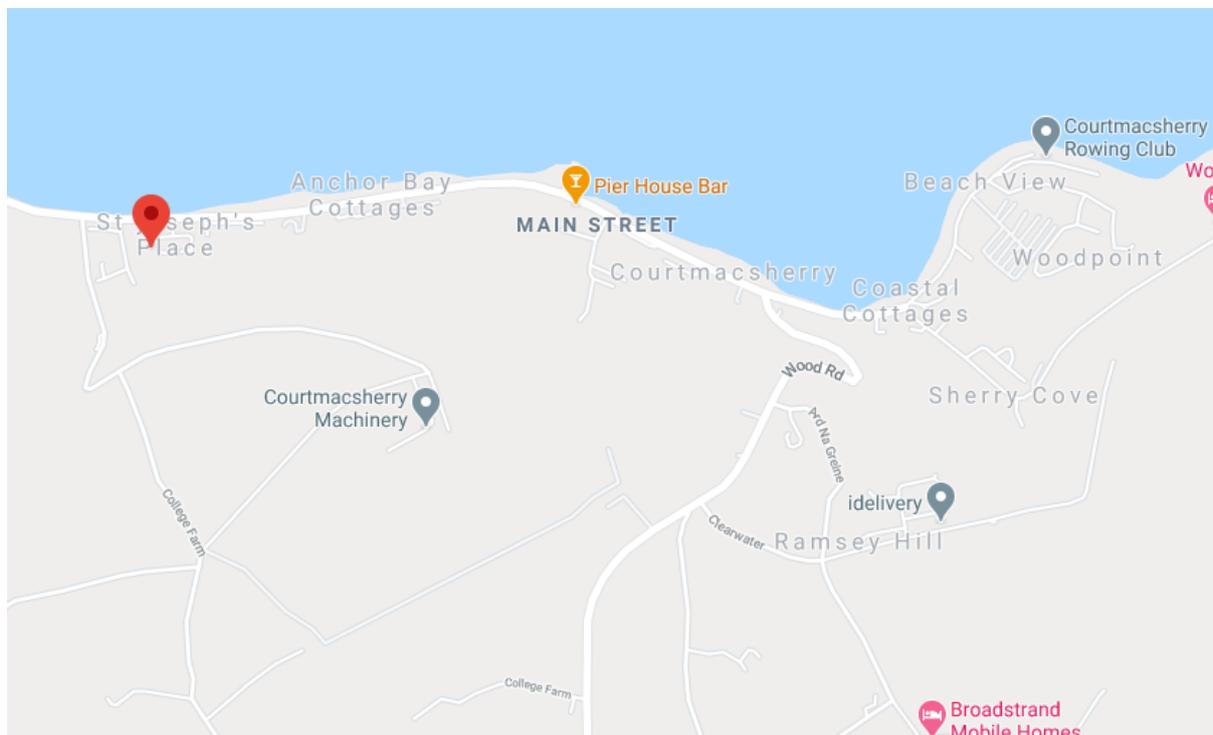
**Property Sales, Lettings
Property Management
Valuations & BER's**



Directions

Type Eircode P72 R658 into smart phone for exact driving directions. Driving in to Courtmacsherry from the Cork/Timoleague side, Harbour Court is the second estate on the right as you enter the village.

Location Map



A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie



ipavi



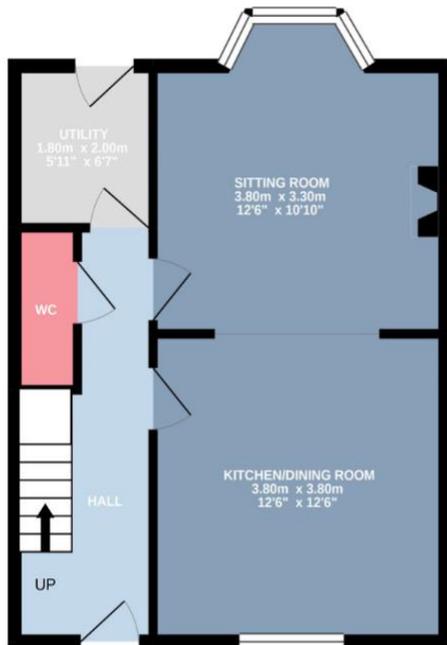
MyHome.ie



Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**

GROUND FLOOR
40.4 sq.m. (434 sq.ft.) approx.



1ST FLOOR
39.7 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA : 80.1 sq.m. (862 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropro ©2020

Important Notice/Disclaimer

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that:

The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie



ipavi

