

For Sale

Asking Price: €325,000



4 Ard Cuan, Eyeries,
Co. Cork, P75 NP02.



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Coastal 3 bedroom, end-of-terrace residence, located within Eyeries, the popular award-winning village on the Beara Peninsula. The house is set within the main village scape and enjoys impressive views overlooking Coulagh Bay. The house is well presented and designed to maximise light and the superb views.

The house extends to 101 sq. m. / 1087 sq. ft. approx. and is presented to an exceptional standard of finish, designed to maximise light and benefit from the coastal views.

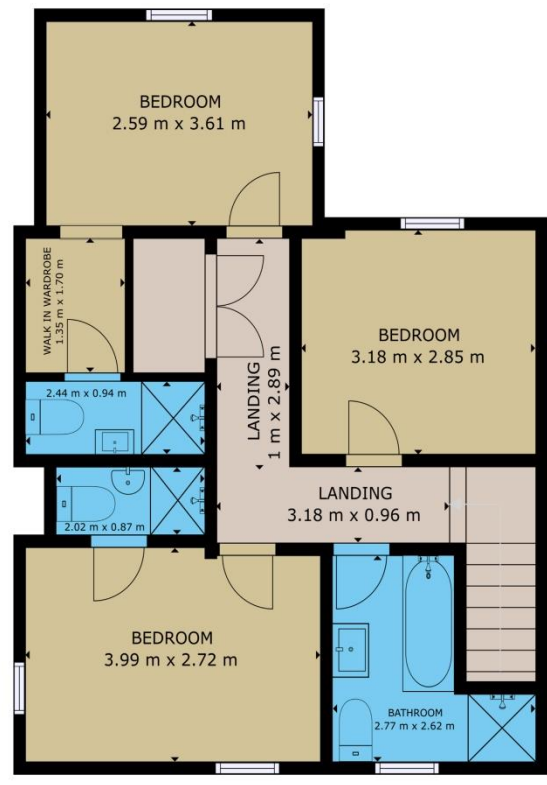
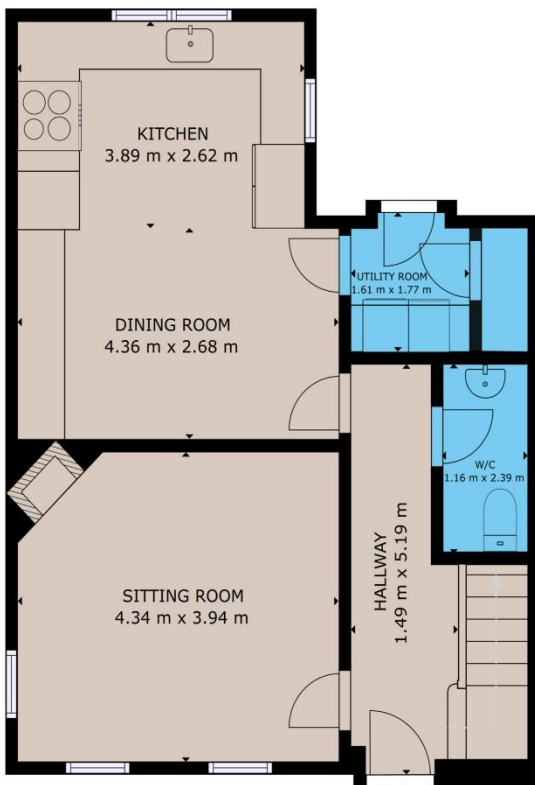
The features of this fine property include gas fired central heating, pvc double glazed windows, attractive wood and tile floor finishes and a stove fireplace in the sitting room. To the rear of the property there is a spacious tiled patio area along with a detached garage which is connected to electricity.

The accommodation includes entrance hall, sitting room, open plan kitchen / dining, utility and guest wc downstairs. Upstairs there are 3 bedrooms, 2 of which benefit from en-suite facilities and a walk-in-wardrobe in the master. There is also a generous family bathroom and ample storage closet on this level.

4 Ard Cuan is located within Eyeries, a multi award-winning village, noted for its colourful houses and unrivalled scenery. The shops, cafes, pubs, colourful street scape, gardens and play area add to the ambience of this unique West Cork location.

The Beara Peninsula is renowned for its walking trails along the Wild Atlantic Way that take in many historical and archaeological sites. The Beara Peninsula's principle town, Castletownbere is just a 10 minute drive and is one of Europe's premier hubs for fishing fleets. The waters around the harbour are ideal for sailing and fishing enthusiasts.





GROSS INTERNAL AREA

TOTAL : 101.14 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.



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VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: B2
Cert No.: 115388316
EPI: 105.87 kWh/m²/yr

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